

**BAYSIDE IMPROVEMENT
AND BAY CREEK**

**COMMUNITY DEVELOPMENT
DISTRICTS**

July 31, 2023

BOARD OF SUPERVISORS

JOINT REGULAR

MEETING 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

July 24, 2023

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 Regular Meeting on July 31, 2023 at 2:00 p.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*

BAYSIDE IMPROVEMENT BUSINESS ITEMS

4. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates
5. Consideration of Resolution 2023-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022
6. Consideration of Amendment No. 02 to the District Management Services Agreement for Lien Roll Services

BAY CREEK BUSINESS ITEMS

7. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates
8. Consideration of Resolution 2023-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

9. Consideration of Amendment No. 02 to the District Management Services Agreement for Lien Roll Services

JOINT BUSINESS ITEMS

10. Staff Report: District Engineer – *Barraco and Associates, Inc*
11. Waterway Inspection Report: July 2023 – *SOLitude Lake Management, LLC*
12. Committee Reports
 - A. PLCA Landscape Committee
 - B. Colony Landscape Committee
13. Consideration of Superior Waterway Services, Inc., Salinity Test Service Agreement
14. Discussion: CDD Maintenance and Operations Facility Space Optimization Study
15. Discussion: Fiscal Year 2024 Budget
16. Presentation of Monthly Year-End Financial Forecast
17. Acceptance of Unaudited Financial Statements as of June 30, 2023
18. Approval of June 26, 2023 Joint Regular Meeting Minutes
19. Action/Agenda Items
20. Old Business
21. Staff Reports
 - A. District Counsel
 - I. *Gregory Urbancic, Esq., Coleman Yovanovich Koester, P.A.*
 - II. *Daniel Cox, Esq.*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Monthly Status Report: Field Operations
 - II. UPCOMING MEETINGS
 - August 28, 2023 at 2:00 PM [Fiscal Year 2024 Budget Adoption Hearings]

○ QUORUM CHECK: *BAYSIDE IMPROVEMENT CDD*


SEAT 1	KAREN MONTGOMERY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	GAIL GRAVENHORST	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	WALTER MCCARTHY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	BERNIE CRAMER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	BILL NICHOLSON	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

○ QUORUM CHECK: *BAY CREEK CDD*

SEAT 1	JERRY ADDISON	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ROBERT TRAVERS	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JIM JANEK	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MARY McVAY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	GARY DURNEY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 22. Supervisors' Requests
- 23. Public Comments: *Non-Agenda Items*
- 24. 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**

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**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Bayside Improvement Community Development District
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Bayside Improvement Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 28, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Bayside Improvement Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2022 resulting in a net position balance of \$6,181,417.
- The change in the District's total net position in comparison with the prior fiscal year was (\$65,485), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$991,636, an increase of \$123,492 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for deposits and prepaids and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government and maintenance and operations. The business-type activities of the District include irrigation services.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund which is a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Proprietary Fund

The District maintains one type of proprietary fund, an enterprise fund. An enterprise fund is used to report the same function presented as business-type activities in the government-wide financial statements. The District uses an enterprise fund to account for the operations of the irrigation services within the District.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

	NET POSITION					
	SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 1,100,498	\$ 929,503	\$ 934,031	\$ 1,084,050	\$ 2,034,529	\$ 2,013,553
Capital assets, net of depreciation	3,954,377	4,294,928	428,427	132,304	4,382,804	4,427,232
Total assets	5,054,875	5,224,431	1,362,458	1,216,354	6,417,333	6,440,785
Current liabilities	108,862	61,359	75,449	81,566	184,311	142,925
Long-term liabilities	51,605	50,958	-	-	51,605	50,958
Total liabilities	160,467	112,317	75,449	81,566	235,916	193,883
Net position						
Investment in capital assets	3,954,377	4,294,928	428,427	132,304	4,382,804	4,427,232
Unrestricted	940,031	817,186	858,582	1,002,484	1,798,613	1,819,670
Total net position	\$ 4,894,408	\$ 5,112,114	\$ 1,287,009	\$ 1,134,788	\$ 6,181,417	\$ 6,246,902

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending.

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION					
	FOR THE FISCAL YEAR END SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program revenues						
Charges for services	\$ 2,590,433	\$ 2,507,369	\$ 617,406	\$ 456,101	\$ 3,207,839	\$ 2,963,470
General revenues						
Unrestricted investment earnings	211	222	118	27	329	249
Miscellaneous	29,608	21,022	-	-	29,608	21,022
Total revenues	2,620,252	2,528,613	617,524	456,128	3,237,776	2,984,741
Expenses:						
General government	182,656	206,154	-	-	182,656	206,154
Physical environment	2,655,302	2,554,147	-	-	2,655,302	2,554,147
Irrigation services	-	-	465,303	476,997	465,303	476,997
Total expenses	2,837,958	2,760,301	465,303	476,997	3,303,261	3,237,298
Change in net position	(217,706)	(231,688)	152,221	(20,869)	(65,485)	(252,557)
Net position - beginning	5,112,114	5,343,802	1,134,788	1,155,657	6,246,902	6,499,459
Net position - ending	\$ 4,894,408	\$ 5,112,114	\$ 1,287,009	\$ 1,134,788	\$ 6,181,417	\$ 6,246,902

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,837,958. The costs of the District's activities were primarily funded by program revenues. In total, expenses increased in the current fiscal year mainly as a result of an increase in maintenance expenses. In total, revenues increased in the current fiscal year mainly as a result of an increase in assessment revenues.

Business-type activities

Business-type activities reflect the operations of the irrigation facilities within the District. The cost of operations is covered primarily by charges to customers. In addition, program revenues also include an assessment levy on customers for both the current and prior fiscal years.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS

At September 30, 2022, the District had \$13,309,640 invested in capital assets for the governmental activities. In the government-wide financial statements depreciation of \$9,355,263, has been taken, which resulted in a net book value of \$3,954,377. The District's business-type activities reported net capital assets of \$428,427. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general and enterprise operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Bayside Improvement Community Development District's Finance Department at 2300 Glades Road, Suite 410W Boca Raton, Florida 33431.

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash	\$ 1,097,921	\$ 796,763	\$ 1,894,684
Assessments receivable	1,289	20	1,309
Due from other governments	-	88,299	88,299
Prepaid items and deposits	2,273	104	2,377
Internal balances	(985)	985	-
Restricted assets:			
Cash	-	47,860	47,860
Capital assets:			
Nondepreciable	889,046	-	889,046
Depreciable, net	3,065,331	428,427	3,493,758
Total assets	<u>5,054,875</u>	<u>1,362,458</u>	<u>6,417,333</u>
LIABILITIES			
Accounts payable and accrued expenses	104,568	27,589	132,157
Due to other government	4,294	-	4,294
Customer deposits payable	-	47,860	47,860
Non-current liabilities:			
Due in more than one year	51,605	-	51,605
Total liabilities	<u>160,467</u>	<u>75,449</u>	<u>235,916</u>
NET POSITION			
Investment in capital assets	3,954,377	428,427	4,382,804
Unrestricted	940,031	858,582	1,798,613
Total net position	<u>\$ 4,894,408</u>	<u>\$ 1,287,009</u>	<u>\$ 6,181,417</u>

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>			<u>Program</u>	<u>Net (Expense) Revenue and</u>	
	<u>Expenses</u>	<u>Charges for</u>	<u>Revenues</u>	<u>Governmental</u>	<u>Business-</u>
		<u>Services</u>		<u>Activities</u>	<u>type</u>
					<u>Total</u>
Primary government:					
Governmental activities:					
General government	\$ 182,656	\$ 182,656	\$ -	\$ -	\$ -
Physical environment	2,655,302	2,407,777	(247,525)	-	(247,525)
Total governmental activities	<u>2,837,958</u>	<u>2,590,433</u>	<u>(247,525)</u>	<u>-</u>	<u>(247,525)</u>
Business-type activities:					
Irrigation services	465,303	617,406	-	152,103	152,103
Total business-type activities	<u>465,303</u>	<u>617,406</u>	<u>-</u>	<u>152,103</u>	<u>152,103</u>
General revenues:					
Unrestricted investment earnings			211	118	329
Miscellaneous			29,608	-	29,608
Total general revenues			<u>29,819</u>	<u>118</u>	<u>29,937</u>
Change in net position			<u>(217,706)</u>	<u>152,221</u>	<u>(65,485)</u>
Net position - beginning			<u>5,112,114</u>	<u>1,134,788</u>	<u>6,246,902</u>
Net position - ending			<u>\$ 4,894,408</u>	<u>\$ 1,287,009</u>	<u>\$ 6,181,417</u>

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Fund General	Total Governmental Funds
ASSETS		
Cash	1,097,921	\$ 1,097,921
Assessments receivable	1,289	1,289
Prepays	130	130
Deposits	2,143	2,143
Total assets	\$ 1,101,483	\$ 1,101,483
LIABILITIES		
Accounts payable and accrued expenses	\$ 104,568	\$ 104,568
Due to other governments	4,294	4,294
Due to other funds	985	985
Total liabilities	109,847	109,847
FUND BALANCES		
Nonspendable:		
Deposits and prepaids	2,273	2,273
Unassigned	989,363	989,363
Total fund balances	991,636	991,636
Total liabilities and fund balances	\$ 1,101,483	\$ 1,101,483

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET-GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 991,636

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	13,309,640	
Accumulated depreciation	<u>(9,355,263)</u>	3,954,377

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Compensated absences		<u>(51,605)</u>
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Net position of governmental activities		<u><u>\$ 4,894,408</u></u>
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See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds	Total Governmental Funds
	General	
REVENUES		
Assessments	\$ 2,590,433	\$ 2,590,433
Interest income	211	211
Miscellaneous	29,608	29,608
Total revenues	2,620,252	2,620,252
EXPENDITURES		
Current:		
General government	182,656	182,656
Physical environment	2,279,114	2,279,114
Capital outlay	34,990	34,990
Total expenditures	2,496,760	2,496,760
Excess (deficiency) of revenues over (under) expenditures	123,492	123,492
Fund balances - beginning	868,144	868,144
Fund balances - ending	\$ 991,636	\$ 991,636

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	123,492
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		34,990
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The change in compensated absences between the current and prior fiscal year is reported in the statement of activities but is not reported as expenditures in governmental funds in governmental funds.		(647)
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Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		<u>(375,541)</u>
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Change in net position of governmental activities	\$	<u><u>(217,706)</u></u>
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See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION - PROPRIETARY FUND
SEPTEMBER 30, 2022**

ASSETS

Current assets:

Cash and equivalents	\$ 796,763
Due from other governments	88,299
Assessments receivable	20
Due from other funds	985
Restricted cash:	
Customer deposits	47,860
Prepaid items and deposits	104
Total current assets	934,031

Noncurrent assets:

Capital assets:

Infrastructure	1,968,959
Less accumulated depreciation	(1,540,532)
Total capital assets, net of depreciation	428,427
Total noncurrent assets	428,427
Total assets	1,362,458

LIABILITIES

Current liabilities:

Accounts payable and accrued expenses	27,589
Customer deposits- payable from restricted assets	47,860
Total current liabilities	75,449
Total liabilities	75,449

NET POSITION

Investment in capital assets	428,427
Unrestricted	858,582
	\$ 1,287,009

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Operating revenues:		
Charges for services:		
Irrigation revenues	\$	366,164
Assessments		251,242
Total operating revenues		<u>617,406</u>
Operating expenses:		
Irrigation services		311,586
Administrative and other		138,796
Depreciation		14,921
Total operating expenses		<u>465,303</u>
Operating income		<u>152,103</u>
Nonoperating revenues (expenses):		
Interest income		<u>118</u>
Total nonoperating revenues (expenses)		<u>118</u>
Change in net position		152,221
Total net position - beginning		<u>1,134,788</u>
Total net position - ending	\$	<u><u>1,287,009</u></u>

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

CASH FLOW FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 568,190
Payments for goods and services	<u>(456,569)</u>
Net cash provided (used) by operating activities	<u>111,621</u>
 CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Due from other funds	<u>(797)</u>
Net cash provided (used) by non-capital financing activities	<u>(797)</u>
 CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of capital assets	<u>(311,044)</u>
Net cash provided (used) by capital and related financing activities	<u>(311,044)</u>
 CASH FLOWS FROM INVESTING ACTIVITIES	
Interest income	<u>118</u>
Net cash provided (used) by investing activities	<u>118</u>
Net increase (decrease) in cash and cash equivalents	(200,102)
Cash and cash equivalents - October 1	<u>1,044,725</u>
Cash and cash equivalents - September 30	<u>\$ 844,623</u>
 RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ 152,103
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	14,921
(Increase)/Decrease in:	
Assessments receivable	770
Due from other governments	(50,056)
Increase/(Decrease) in:	
Accounts payable	(6,187)
Customer deposits	<u>70</u>
Total adjustments	<u>(40,482)</u>
Net cash provided (used) by operating activities	<u>\$ 111,621</u>

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Bayside Improvement Community Development District ("District") was created on August 14, 1991 by Rule Chapter 42N-1.001, adopted under Chapter 120 by the Florida Land and Water Adjudicatory Commission, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors (residents) living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The District and Bay Creek Community Development District ("Bay Creek") share the majority of their costs based on a common budget whereby all appropriations are shared based on the total projected equivalent residential units for each District.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (operating-type special assessments for maintenance and debt service are treated as charges for services) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January 1 to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments. The District's annual assessments are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution. In addition, any excess fees computed by the Tax Collector are remitted to the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

The District reports the following enterprise fund:

Irrigation Fund

The Irrigation Fund accounts for the operations of the irrigation lines, which are funded by proceeds from operations of these facilities including user fees, meter fees and connection fees, and non-ad valorem special assessments.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Irrigation Fund (Continued)

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities, Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, land and improvements, machinery and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental and business type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position or Equity (Continued)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	7-39
Infrastructure	20-40
Furniture fixtures and equipment	5-10
Irrigation system	20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Compensated Absences

It is the District's policy to permit employees to accumulate, within certain limits, earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave since the government does not have a policy to pay any amounts when employees separate from service with the government. However, employees will be paid for any unused accrued vacation time up to a maximum 240 vacation hours upon termination of employment. Compensated absences are reported as accrued in the government-wide financial statements. Governmental funds report only matured compensated absences payable to currently terminating employees which are included in wages payable, if any.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position or Equity (Continued)

Long-Term Obligations (Continued)

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 889,046	\$ -	\$ -	\$ 889,046
Total capital assets, not being depreciated	889,046	-	-	889,046
Capital assets, being depreciated				
Furniture, fixtures and equipment	956,468	34,990	-	991,458
Building and improvements	4,979,463	-	-	4,979,463
Infrastructure	6,449,673	-	-	6,449,673
Total capital assets, being depreciated	12,385,604	34,990	-	12,420,594
Less accumulated depreciation for:				
Furniture, fixtures and equipment	824,846	46,081	-	870,927
Building and improvements	3,478,417	114,994	-	3,593,411
Infrastructure	4,676,459	214,466	-	4,890,925
Total accumulated depreciation	8,979,722	375,541	-	9,355,263
Total capital assets, being depreciated, net	3,405,882	(340,551)	-	3,065,331
Governmental activities capital assets, net	\$ 4,294,928	\$ (340,551)	\$ -	\$ 3,954,377

NOTE 5 – CAPITAL ASSETS (Continued)

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Business type activities</u>				
Capital assets, being depreciated				
Irrigation system	\$ 1,657,913	\$ 311,046	\$ -	\$ 1,968,959
Total capital assets, being depreciated	1,657,913	311,046	-	1,968,959
Less accumulated depreciation for:				
Irrigation system	1,525,609	14,923	-	1,540,532
Total accumulated depreciation	1,525,609	14,923	-	1,540,532
Total capital assets, being depreciated, net	132,304	296,123	-	428,427
Business type activities capital assets, net	\$ 132,304	\$ 296,123	\$ -	\$ 428,427

For governmental activities, depreciation was charged to the physical environment function.

NOTE 6 – LONG TERM LIABILITIES

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Compensated absences	\$ 50,958	\$ 647		\$ 51,605	\$ -
Total	\$ 50,958	\$ 647	\$ -	\$ 51,605	\$ -

NOTE 7 – PENSION PLANS

The District and Bay Creek Community Development District share the majority of their costs based on a common budget whereby all appropriations are shared based on the total projected equivalent residential units for each District. Both pension plans described below are plans that cover the common employees of both the District and Bay Creek. The information described below is based on the plan as a whole unless otherwise indicated.

NOTE 7 – PENSION PLANS (Continued)

Deferred Compensation Plan

The District offers its employees a deferred compensation plan created in accordance with Internal Revenue Code, Section 457. The plan, available to all District employees, permits them to defer a portion of their salary until future years. In March 2007, the District executed a Trust Agreement with its plan agent for the sole and exclusive benefit of District employees. Except for the plan provisions related to loans, the deferred compensation is not available to the employees until termination, retirement, death or unforeseeable emergency. The plan is administered by ICMA Retirement Corporation. Except for the plan provisions related to loans, the District has no fiduciary responsibility for the plan and therefore, the District does not report the balances and activities in its financial statements.

Defined Contribution Pension Plan

All permanent full-time employees are covered by a defined contribution pension plan with vesting requirements varying between one and five years. At September 30, 2022, there were 6 plan members. Nonvested pension forfeitures, classified as investments with pension agent, are restricted by the plan and may only be used toward the District's payment of its future pension contributions. The plan is administered by ICMA Retirement Corporation. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The District's policy is to fund the annual pension costs in the annual budget. The District has no fiduciary responsibility for the plan and therefore does not report the balances or activities in its financial statements. The District's contribution to the plan is 6% of each eligible employee's regular pay.

The District's total payroll in fiscal year 2022 was \$1,024,932. The wages subjected to pension contributions were \$251,493 and the total pension contribution from the District was \$25,038 for the fiscal year ended September 30, 2022.

NOTE 8 – OTHER RELATED PARTY TRANSACTIONS

Due to the fact that Bayside collects certain assessments on behalf of Bay Creek, during the fiscal year ended September 30, 2022, Bay Creek received assessments of \$35,443 collected by Bayside on behalf of Bay Creek.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts	Actual	Variance with Final Budget - Positive (Negative)
	Original and	Amounts	
REVENUES			
Assessments	\$ 2,581,606	\$ 2,590,433	\$ 8,827
Interest income	3,711	211	(3,500)
Miscellaneous	8,072	29,608	21,536
Total revenues	2,593,389	2,620,252	26,863
EXPENDITURES			
Current:			
General government	164,374	182,656	(18,282)
Physical environment	2,401,350	2,279,114	122,236
Capital outlay	27,704	34,990	(7,286)
Total expenditures	2,593,428	2,496,760	96,668
Excess (deficiency) of revenues over (under) expenditures	\$ (39)	123,492	\$ 123,531
Fund balance - beginning		868,144	
Fund balance - ending		\$ 991,636	

See notes to required supplementary information

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	5
Number of independent contractors compensated in September 2022	13
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$12,380
Independent contractor compensation for FYE 9/30/2022	\$45,493
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 24 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$670.78-\$36,460.31 Debt service - N/A
Special assessments collected FYE 9/30/2022	\$2,841,675
Outstanding Bonds:	Not applicable



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Bayside Improvement Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Bayside Improvement Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 28, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

June 28, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Bayside Improvement Community Development District
Lee County, Florida

We have examined Bayside Improvement Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Bayside Improvement Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 28, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Bayside Improvement Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Bayside Improvement Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 28, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 28, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Bayside Improvement Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Bayside Improvement Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 28, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

5

RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYSIDE
IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT HEREBY
ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR
ENDED SEPTEMBER 30, 2022**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2022;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT
DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2022 heretofore submitted to the Board is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and

2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 31st day of July, 2023.

ATTEST:

**BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

6



AJC Associates, Inc.

Specializing in Community Development District Assessment Rolls

March 1, 2023

Bayside Improvement Community Development District
c/o Chuck Adams
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

RE: Termination of Assessment Roll Contract with AJC Associates, Inc.

Dear Supervisors,

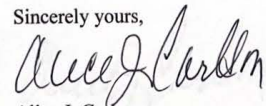
Per recital 6 of the contract between AJC Associates, Inc. and Bayside Improvement Community Development District I am notifying you that I will not be renewing my contract for the fiscal year 2024.

The consulting contract states that it will automatically renew for a 12 month period if notice isn't given of termination by either myself or the district by April 1 of each year.

I will work with the accounting staff at Wrathell, Hunt & Associates, LLC for a smooth transition over the 2024 budget process and will continue to provide the services in my contract until September 30, 2023.

It has been a pleasure working with the Board, the management company and property owners.

Sincerely yours,



Alice J. Carlson
President

**AMENDMENT NO. 02 TO THE AGREEMENT FOR MANAGEMENT ADVISORY SERVICES
BETWEEN BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
AND WRATHELL, HUNT AND ASSOCIATES, LLC**

THIS AMENDMENT NO. 02 (“Amendment 02”) is entered into as of this 31st day of July, 2023, by and between:

Bayside Improvement Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

Wrathell, Hunt and Associates, LLC, a Florida limited liability company, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**Manager**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, (the “**Statutes**”), which authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure within or without the boundaries of the District; and

WHEREAS, the District and Manager entered into certain *Agreement for Management Advisory Services*, with Bayside Improvement CDD, dated May 2, 2005, as amended on October 1, 2014 (Amendment No. 01), copies of which are attached hereto and incorporated by reference herein as **Exhibit A** (the “**Agreement**”), to provide district management services for the District; and

WHEREAS, each of the parties hereto has the authority to execute Amendment 02 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Manager agree as follows:

SECTION 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of Amendment 02, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Agreement is hereby amended as follows:

A. The Services Agreement is hereby amended to add the provision of Assessment Roll Management Services pursuant to the Assessment Roll Management Proposal and Scope of Services attached hereto as **Exhibit B**. As compensation for the Assessment Roll Services, the District agrees to pay Manager the annual fee of Four Thousand Fourteen Dollars (\$4,014).

SECTION 3. To the extent that the terms of the Agreement conflict with the terms set forth in Section 2 above, the terms of this First Amendment shall control.

SECTION 4. All other terms of the Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment to the Agreement on the day and year first written above.

Attest:

**BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair, Board of Supervisors

Attest:

WRATHELL, HUNT AND ASSOCIATES, LLC

Print Name: _____

Name: _____

Title: _____

Exhibit A: Agreement for Management Advisory Services and Amendment No. 01

Exhibit B: Assessment Roll Management Proposal and Scope of Service

Exhibit A
Agreement for Management Advisory Services

AGREEMENT

AGREEMENT BETWEEN
BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
AND WRATHELL, HART, HUNT & ASSOCIATES, LLC
FOR MANAGEMENT ADVISORY SERVICES

THIS AGREEMENT, made and entered into on this 2nd day of **May 2005**, by and between the Bayside Improvement Community Development District, hereinafter referred to as "DISTRICT", and the firm of Wrathell, Hart, Hunt & Associates, LLC hereinafter referred to as "MANAGER", whose address is 1200 NW 17th Avenue, Suite 13, Delray Beach, Florida 33445.

WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing non-exclusive management, financial and accounting advisory services for the Bayside Improvement Community Development District, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters,

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby engages the MANAGER for the services and fees described in Exhibit A, attached hereto and incorporated by reference herein.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit A, which amount shall be payable in equal monthly installments at the beginning of each month, and may be amended annually as evidenced by the budget approved by the Board. The total and cumulative amount of this contract shall not exceed the amount of funds annually budgeted for these services. In addition, the DISTRICT agrees to

compensate MANAGER for reimbursable expenses incurred during the course of performance of this contract, including, but not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier and computer services.

3. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on **May 2, 2005**. The Agreement may be terminated as follows:
 - a) upon notice by the DISTRICT for "good cause", which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by MANAGER, unless Paragraph "C" of this section applies.
 - b) upon the dissolution or court-declared invalidity of the DISTRICT; or
 - c) by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.
4. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
5. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
6. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
7. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to

influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such action shall not in and of itself constitute a conflict of interest under this Agreement.

8. The MANAGER warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the MANAGER to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for the MANAGER any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.
9. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
10. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.
11. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of information necessary for use in

documents required by the DISTRICT in order to finalize any particular matters, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

12. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Lee County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

13. All notices required in this Agreement shall be sent by certified mail, return receipt requested, and if sent to the DISTRICT shall be mailed to:

COMMUNITY DEVELOPMENT DISTRICT
1200 NW 17th Avenue, Suite 13
Delray Beach, Florida 33445

with a copy to:

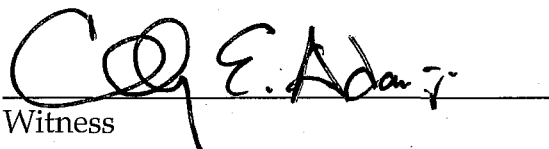
Daniel H. Cox
PO Drawer CC
Carrabelle, FL 32322

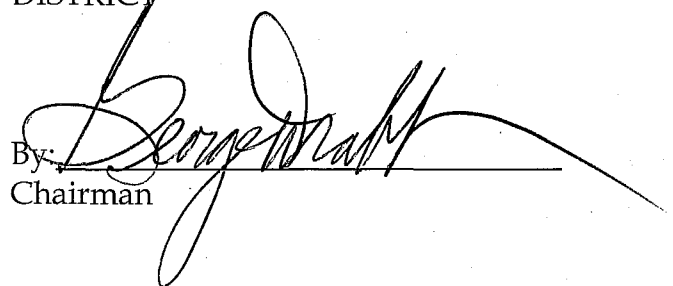
14. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.
15. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT will consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Such evidence of price adjustments will be approved by the DISTRICT in its adopted Fiscal Year Budget.

IN WITNESS WHEREOF, the Board of Supervisors of the Bayside Improvement Community Development District has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Signed and Sealed
in the presence of:

BOARD OF SUPERVISORS
BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT
DISTRICT


Witness

By: 
Chairman

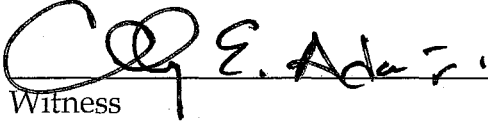
Witness

Approved as to Form and Sufficiency:




District Counsel

WRATHELL, HART, HUNT &
ASSOCIATES, LLC



Witness



Craig A. Wrathell, Managing Partner



Witness

EXHIBIT "A"
MANAGEMENT

1. General Consultation, Meetings and District Representation.

As the District's Manager, consult with the District Board of Supervisors and its designated representative, and when necessary, participate in such meetings, discussions, project site visits, workshops and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services set forth herein with regards to the projects and general interest of the District.

Consultation and representation work with pertinent public agencies and private individuals in connection with the interests of the District.

The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control; coordination and administration of various professional service elements.

2. Meetings of the Board of Supervisors.

The Manager shall attend regular and special meetings of the Board of Supervisors.

3. To prepare and submit to the District's Board of Supervisors a proposed Annual Budget and to administer the Adopted Budget of the District.

4. The Manager shall consult with and advise the District on matters related to the operation and maintenance of the District's works.

5. The Manager shall coordinate the activities and advise any advisory boards of the District.

6. The Manager shall be responsible for the appointment, supervision and removal of all District personnel.

7. The Manager shall implement the policies established by the District, in connection with the operation of the District.
8. The Manager shall provide all other services necessary to effectively manage the operation of the District.

EXHIBIT "A" - continued

MINUTES AND RECORDS

To define and implement a system of records management for the District, including a concise and accurate record of the official actions of the Board of Supervisors, and any appointed Boards or Committees.

These responsibilities include such items as:

- ⊖ Custody of the District's Seal
- ⊖ Records custodian and records management liason with State of Florida overseeing the storage of inactive files and destruction of obsolete files.
- ⊖ Maintaining and safeguarding the minutes of public meetings, resolutions, contracts and agreements.
- ⊖ Responding to public records requests.

EXHIBIT "A" - continued

ACCOUNTING

To define and implement an integrated financial management reporting system which will allow the District to present fairly and with full disclosure the financial position and results of financial operations of the funds and account groups in conformity with generally accepted accounting principals and to determine and demonstrate compliance with finance-related legal and contractual provisions.

Budget Management

To provide for the accounting, reporting and control of revenues and expenditures in accordance with the District's needs. To prepare and report periodically a budget versus actual statement.

General Ledger

To prepare and implement a set of self-balancing accounts for all District funds. To ensure that all general ledger accounts and journal entries are recorded in accordance with federal, state, and local requirements. To ensure the payment of all invoices in accordance with District requirements including the preparation of payroll and reports.

Reporting

To provide information in accordance with legal and District management requirements. Financial information is reported at any level organizationally or functionally.

Cash Management

This function allows for daily, weekly, monthly, and yearly reporting of cash balances by fund.

Revenue Reporting

This function accounts for all revenues of the District. Financial information by

organization and project, including revenue sources, is shown in an estimate versus actual format. Revenues are reported in compliance with the requirements and are recorded at the appropriate time for cash, full accrual or modified accrual basis of accounting.

EXHIBIT "A" - continued

FEE SCHEDULE

Bayside Improvement CDD	<u>*Fees shared with Bay Creek CDD</u>
GF-001	
Management	\$25,000
Accounting	\$10,000
Computer Services	\$3,000
Field Management	\$22,500
GF-002	
Accounting	\$8,250
Computer Services	\$3,000
Field Management	\$12,500
EF-400	
Management	\$25,000
Accounting	\$10,000
Computer Services	\$3,000
Field Management	\$22,500
Utility Billing	\$17,250
Bayside Debt Service (Series 1996)	
Accounting	\$3,750
Dissemination Agent	\$5,250
Bay Creek Debt Service (Series 1998)	
Accounting	\$3,750
Dissemination Agent	\$5,250

TOTAL ANNUAL FEE \$180,000

AMENDMENT NO. 01

**AGREEMENT BETWEEN
BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
AND WRATHELL HUNT AND ASSOCIATES, LLC
FOR MANAGEMENT ADVISORY SERVICES
DATED MAY 2, 2005**

THIS AMENDMENT, is made and entered into on this 1st day of OCTOBER 2014, by and between Bayside Improvement Community Development District, hereinafter referred to as the "DISTRICT", and the firm of Wrathell, Hunt and Associates, LLC, hereinafter referred to "MANAGER", whose address is 6131 Lyons Road, suite 100; Coconut Creek, FL 33073.

WHEREAS, the DISTRICT has entered into an agreement with MANAGER dated May 2, 2005 to provide services to the DISTRICT; and

WHEREAS, the DISTRICT and the MANAGER desire to amend said Agreement to recognize a name change in MANAGER'S company name no longer including the name Hart; and

WHEREAS, the DISTRICT and MANAGER desire to amend said Agreement to recognize a revised Scope of Services and revised Fee Schedule, representing a 2% cumulative increase over existing fees being charged, beginning October 1, 2014 and thereafter, as outlined below:

REVISED SCOPE OF SERVICES

Wrathell, Hunt & Associates, LLC will perform all required Management functions of the DISTRICT which will include but not be limited to the following:

- Attend all meetings of the Board of Supervisors of the District (the "Board") and provide the Board with meaningful dialogue of the issues before the Board for action
- Identify significant policies, including analysis of policy implementation with administrative and impact statement and effect on the District
- Develop and train members of the Board in the requirements of Florida Laws with including with respect to, but not limited to, public officers and employees, and the conduct of District business
- Prepare District's Budget as more fully outlined below
- Implement Budget directives
- Prepare specifications for and coordinate for the following services:
 - Insurance, including General Liability along with Directors and Officers Liability

- Independent Auditor Services
- Such other services as may be identified from time to time
- Provide all required annual disclosure information to the local government in the county in which the District is located:
 - Public Facilities Report
 - Designation of Registered Office and Registered Agent
 - Public Meeting Schedule
 - Audited Financial Statements (assist with the preparation of same)
- Ensure compliance with the following Florida and Federal Statutes:
 - Annual Financial Audit
 - Annual Financial Report
 - Public Depositor Report
 - Proposed Budget
 - District Map and Amendments
 - Public Facilities Report
 - Registered Agent and Registered Office
 - Public Meeting Schedule Notice Requirements
 - NPDES

(The reporting requirements of Community Development Districts periodically change and *Wrathell, Hunt & Associates, LLC* will ensure that we update reporting requirements of the District as the legislature updates the reporting requirements.)

- Provide Oath of Office and notary public for all newly elected members of the Board
- Manage Districts Banking and Investment Accounts
- Keep Board promptly apprised of any significant events occurring between CDD meetings
- Coordinate and provide contract administration for any services provided to the District by outside vendors:
 - Develop service contracts for the delivery of services to the District, with the assistance of the District's Attorney
 - Ensure that contract specifications are met
 - Interface with residents and contractors to ensure that anticipated service levels are being provided
 - Prepare contract amendments and change orders as necessary
 - Ensure proper contractor billing is received
- Provide day-to-day management of in-house operations by performing the following:

- Hire and train a highly qualified staff
- Coordinate all personnel applications, benefits, and payroll and taxes thereon and submit in an accurate and timely manner
- Prepare and implement operating schedules
- Prepare and implement operating policies
- Interface with residents to ensure anticipated levels of service are being met
- Implement internal purchasing policies
- Prepare and bid services and commodities as necessary
- Coordinate with the residents to determine the services and levels of service to be provided as part of the District's budget preparations:
 - Identify new services
 - Identify expanded areas of existing services
 - Identify new levels of service
 - Provide budget recommendations based on findings
- Review and Approve all expenditures pursuant to policy
- Administer CDD Website and process Informational Mailings
- Establish Budget Public Hearing(s) and dates
- Establish Board workshop dates (if required)

Recording Services

Wrathell, Hunt & Associates, LLC will perform all required Recording Secretary functions of the District, which will include but not be limited to the following:

- Prepare all Board Agendas and coordinate receipt of sufficient material for Board to make informed policy decisions
- Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the county in which the District is located
- Record and transcribe all meetings of the Board including regular meetings, special meetings, workshops and public hearing(s). The recording and verbatim transcription (edited for grammar) of meetings of the Board provide an essential link to maintaining a highly accurate public record. These minutes are maintained by *Wrathell, Hunt & Associates, LLC* in perpetuity for the District and sent to the appropriate governmental agencies in accordance with Florida law.
- Maintain all other District public records, including Agreements, Contracts and Resolutions in perpetuity for the District

- Maintain District Seal
- Satisfy public records requests in a timely, professional and efficient manner
- Prepare and coordinate applications for:
 - Federal I.D. Number
 - Tax Exemption Certificate
- Prepare Budget and Assessment Resolutions as required by Chapter 190, Florida Statutes
- Prepare Budget Resolution approving the District Manager's Budget and authorization to set public hearing
- Prepare Budget Resolution adopting the District Manager's Budget, as modified by the Board
- Prepare Agendas for Budget Hearings and attend all Board of Supervisor meetings
- Prepare bid specifications for the purchase of services and commodities pursuant to Florida Statutes

Accounting Services

Wrathell, Hunt & Associates, LLC will perform all required accounting functions of the District, which will include but not be limited to the following:

- Prepare a Budget that achieves maximum cost-to-benefit equity for approval
- Submit a Preliminary Budget to Board in accordance with Chapter 190, Florida Statutes
- Modify Preliminary Budget for consideration by the Board at the District's advertised public hearing
- Coordinate Budget preparation with District Board, Engineer, Attorney and Collection Agent
- Attend workshop(s) and public hearing(s) and be available to answer questions by the Board and the Public
- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB)
- Adhere to investment policies and procedures pursuant to Chapter 218, Florida Statutes
- Prepare Annual Financial Report for units of local government and distribute to the State Comptroller
- Prepare Public Depositor's Report and distribute to the State Treasurer

- Coordinate and distribute Annual Public Facilities Report and distribute to appropriate agencies
- Administer purchase order system, periodic payment of invoices
- Coordination of tax collection and miscellaneous receivables
- Prepare all required schedules for year end audit:
 - Prepare schedule of bank reconciliations
 - Prepare cash and Investment confirmations for distribution to authorized Public Depositories and Trustee of District bond issues
 - Prepare analysis of accounts receivable
 - Prepare schedule of interfund accounts
 - Prepare schedule of payables from the governments
 - Prepare schedule of all prepaid expenses
 - Prepare debt confirmation schedules
 - Prepare schedule of accounts payable
 - Prepare schedule of changes in fund balances
 - Prepare schedule of assessment revenue compared to budget
 - Prepare schedule of interest income and provide reasonableness test
 - Prepare schedule of investments and accrued interest
 - Prepare analysis of all other revenue
 - Prepare analysis of interest expenses and calculate accrued interest expense at year end
 - Prepare schedule of operating transfers
 - Prepare schedule of cash receipts and cash disbursements
 - Prepare analysis of cost of development and construction in progress
 - Prepare analysis of reserves for encumbrances
 - Prepare analysis of retainages payable
 - Prepare amortization and depreciation schedules
 - Prepare general fixed asset and general long-term debt account groups
 - Perform general fixed asset accounting
 - Account for assets constructed by or donated to the District for maintenance
 - Prepare inventories of District property in accordance with the rules of the Auditor General

REVISED FEE SCHEDULE

Fees Shared proportionately with Bay Creek CDD*

GF-001/101*

Management	\$42,000
Accounting	\$16,799
Computer Services	\$ 5,040
Field Management	\$37,799

GF-002

Accounting	\$ 9,196
Computer Services	\$ 3,344
Field Management	\$13,932

EF-400/401*

Management	\$14,001
Accounting	\$ 5,600
Computer Services	\$1,680
Field Management	\$12,600

Bayside Debt Service (1996)

Accounting	\$ 4,893
Dissemination Agent	\$ 6,457

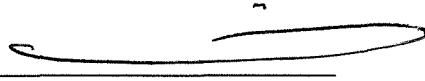
Bay Creek Debt Service (1998)

Accounting	\$ 4,893
Dissemination Agent	\$ 6,457


TOTAL ANNUAL FEE \$184,690

BOARD OF SUPERVISORS
BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT


Chairperson/Vice Chairperson


Witness

WRATHELL, HUNT AND ASSOCIATES,
LLC


DIRECTOR OF OPS.



Witness

Exhibit B

Assessment Roll Management Proposal and Scope of Services

Exhibit B - Assessment Roll Management Proposal and Scope of Services

Wrathell, Hunt and Associates, LLC, would like to propose the following fees for its services for the Bayside Improvement Community Development District.

The fee, proposed herein, reflects the types of and the levels of services currently provided to the District by its former provider and reflects the proposed fee for Fiscal Year 2023, which would be prorated based on the actual length of service. Fees for subsequent fiscal years would be adjusted by the CPI index but, in no event, would increase by more than \$5 per annum.

Assessment Roll Management Services

FEE PROPOSED

\$4,014

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

7

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Bay Creek Community Development District
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Bay Creek Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 28, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Bay Creek Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2022 resulting in a net position balance of \$1,419,397.
- The change in the District's total net position in comparison with the prior fiscal year was \$(49,631), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$383,414, an increase of \$61,494 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government and maintenance and operations. The business-type activities of the District include irrigation services.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund which is a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Proprietary Fund

The District maintains one type of proprietary fund, an enterprise fund. An enterprise fund is used to report the same function presented as business-type activities in the government-wide financial statements. The District uses an enterprise fund to account for the operations of the irrigation services within the District.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

	NET POSITION					
	SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 399,145	\$ 329,189	\$ 57,871	\$ 19,583	\$ 457,016	\$ 348,772
Capital assets, net of depreciation	1,037,594	1,115,774	78,618	90,029	1,116,212	1,205,803
Total assets	1,436,739	1,444,963	136,489	109,612	1,573,228	1,554,575
Current liabilities	15,731	7,269	126,105	66,434	141,836	73,703
Long-term liabilities	11,995	11,844	-	-	11,995	11,844
Total liabilities	27,726	19,113	126,105	66,434	153,831	85,547
Net position						
Investment in capital assets	1,037,594	1,115,774	78,618	90,029	1,116,212	1,205,803
Unrestricted	371,419	310,076	(68,234)	(46,851)	303,185	263,225
Total net position	\$ 1,409,013	\$ 1,425,850	\$ 10,384	\$ 43,178	\$ 1,419,397	\$ 1,469,028

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending.

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION					
	FOR THE FISCAL YEAR END SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program revenues						
Charges for services	\$ 451,759	\$ 435,171	\$ 262,056	\$ 209,542	\$ 713,815	\$ 644,713
General revenues						
Unrestricted investment earnings	249	140	5	5	254	145
Miscellaneous	39,905	3,764	-	-	39,905	3,764
Total revenues	491,913	439,075	262,061	209,547	753,974	648,622
Expenses:						
General government	47,682	53,401	-	-	47,682	53,401
Physical environment	461,068	467,457	-	-	461,068	467,457
Irrigation services	-	-	294,855	287,503	294,855	287,503
Total expenses	508,750	520,858	294,855	287,503	803,605	808,361
Change in net position	(16,837)	(81,783)	(32,794)	(77,956)	(49,631)	(159,739)
Net position - beginning	1,425,850	1,507,633	43,178	121,134	1,469,028	1,628,767
Net position - ending	\$ 1,409,013	\$ 1,425,850	\$ 10,384	\$ 43,178	\$ 1,419,397	\$ 1,469,028

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$508,750. The costs of the District's activities were primarily funded by program revenues. Expenses did not vary significantly in the current fiscal year compared to the prior fiscal year. In total, revenues increased slightly in the current fiscal year mainly as a result of increased assessment revenue and miscellaneous revenues.

Business-type activities

Business-type activities reflect the operations of the irrigation facilities within the District. The cost of operations is covered primarily by charges to customers. In addition, program revenues also include an assessment levy on customers for both the current and prior fiscal years.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS

At September 30, 2022, the District had \$4,649,196 invested in capital assets for the governmental activities. In the government-wide financial statements depreciation of \$3,611,602 has been taken, which resulted in a net book value of \$1,037,594. The District's business-type activities reported net capital assets of \$78,618. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general and enterprise operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Bay Creek Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash	\$ 386,750	\$ 42,415	\$ 429,165
Assessments receivable	332	-	332
Accounts receivable	-	1,155	1,155
Due from other government	13,796		13,796
Deposits	344	35	379
Internal balances	(2,077)	2,077	-
Restricted assets:			
Cash	-	12,189	12,189
Capital assets:			
Nondepreciable	584,720	-	584,720
Depreciable, net	452,874	78,618	531,492
Total assets	<u>1,436,739</u>	<u>136,489</u>	<u>1,573,228</u>
LIABILITIES			
Accounts payable and accrued expenses	15,456	26,390	41,846
Customer deposits payable	-	12,189	12,189
Due to other government	275	87,526	87,801
Non-current liabilities:			
Due in more than one year	11,995	-	11,995
Total liabilities	<u>27,726</u>	<u>126,105</u>	<u>153,831</u>
NET POSITION			
Investment in capital assets	1,037,594	78,618	1,116,212
Unrestricted	371,419	(68,234)	303,185
Total net position	<u>\$ 1,409,013</u>	<u>\$ 10,384</u>	<u>\$ 1,419,397</u>

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>		<u>Total</u>
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	
Primary government:					
Governmental activities:					
General government	\$ 47,682	\$ 47,682	\$ -	\$ -	\$ -
Physical environment	461,068	404,077	(56,991)	-	(56,991)
Total governmental activities	508,750	451,759	(56,991)	-	(56,991)
Business-type activities:					
Irrigation services	294,855	262,056	-	(32,799)	(32,799)
Total business-type activities	294,855	262,056	-	(32,799)	(32,799)
General revenues:					
Unrestricted investment earnings			249	5	254
Miscellaneous			39,905	-	39,905
Total general revenues			40,154	5	40,159
Change in net position			(16,837)	(32,794)	(49,631)
Net position - beginning			1,425,850	43,178	1,469,028
Net position - ending			\$ 1,409,013	\$ 10,384	\$ 1,419,397

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds General		Total Governmental Funds
ASSETS			
Cash	386,750	\$	386,750
Assessments receivable	332		332
Due from other governments	13,796		13,796
Deposits	344		344
Total assets	\$ 401,222	\$	401,222
LIABILITIES			
Accounts payable and accrued expenses	\$ 15,456	\$	15,456
Due to other funds	2,077		2,077
Due to other governments	275		275
Total liabilities	17,808		17,808
FUND BALANCES			
Nonspendable:			
Deposits	344		344
Unassigned	383,070		383,070
Total fund balances	383,414		383,414
Total liabilities and fund balances	\$ 401,222	\$	401,222

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET-GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds	\$	383,414
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	4,649,196		
Accumulated depreciation	<u>(3,611,602)</u>	1,037,594	

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Compensated absences		<u>(11,995)</u>	
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Net position of governmental activities		<u>\$ 1,409,013</u>	
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See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds General	Total Governmental Funds
REVENUES		
Assessments	\$ 451,759	\$ 451,759
Interest income	249	249
Miscellaneous	39,905	39,905
Total revenues	491,913	491,913
EXPENDITURES		
Current:		
General government	47,682	47,682
Physical environment	374,604	374,604
Capital outlay	8,133	8,133
Total expenditures	430,419	430,419
Excess (deficiency) of revenues over (under) expenditures	61,494	61,494
Fund balances - beginning	321,920	321,920
Fund balances - ending	\$ 383,414	\$ 383,414

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	61,494
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		8,133
The change in compensated absences between the current and prior fiscal year is reported in the statement of activities but is not reported as expenditures in governmental funds.		(151)
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		<u>(86,313)</u>
Change in net position of governmental activities	\$	<u><u>(16,837)</u></u>

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION - PROPRIETARY FUND
SEPTEMBER 30, 2022**

	<u>Business-type Activities - Irrigation Fund</u>
ASSETS	
Current assets:	
Cash and equivalents	\$ 42,415
Due from other funds	2,077
Accounts receivable	1,155
Restricted cash:	
Customer deposits	12,189
Deposits	35
Total current assets	<u>57,871</u>
Noncurrent assets:	
Capital assets:	
Infrastructure	621,521
Less accumulated depreciation	<u>(542,903)</u>
Total capital assets, net of depreciation	<u>78,618</u>
Total noncurrent assets	<u>78,618</u>
Total assets	<u>136,489</u>
LIABILITIES	
Current liabilities:	
Accounts payable and accrued expenses	26,390
Due to other governments	87,526
Customer deposits- payable from restricted assets	<u>12,189</u>
Total current liabilities	<u>126,105</u>
Total liabilities	<u>126,105</u>
NET POSITION	
Investment in capital assets	78,618
Unrestricted	<u>(68,234)</u>
	<u>\$ 10,384</u>

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Business-type Activities - Irrigation Fund
Operating revenues:	
Charges for services:	
Irrigation revenues	\$ 178,292
Assessments	<u>83,764</u>
Total operating revenues	<u>262,056</u>
 Operating expenses:	
Irrigation services	223,872
Administrative and other	53,322
Depreciation	<u>17,661</u>
Total operating expenses	<u>294,855</u>
 Operating income (loss)	 <u>(32,799)</u>
 Nonoperating revenues (expenses):	
Interest income	<u>5</u>
Total nonoperating revenues (expenses)	<u>5</u>
 Change in net position	 (32,794)
 Total net position - beginning	 <u>43,178</u>
 Total net position - ending	 <u>\$ 10,384</u>

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

CASH FLOW FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 260,905
Payments for goods and services	<u>(266,989)</u>
Net cash provided (used) by operating activities	<u>(6,084)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Due to other governments	49,466
Due to other funds	(27)
Due from other funds	<u>(2,077)</u>
Net cash provided (used) by non-capital financing activities	<u>47,362</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of capital assets	<u>(6,250)</u>
Net cash provided (used) by capital and related financing activities	<u>(6,250)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest income	<u>5</u>
Net cash provided (used) by investing activities	<u>5</u>
Net increase (decrease) in cash and cash equivalents	35,033
Cash and cash equivalents - October 1	<u>19,571</u>
Cash and cash equivalents - September 30	<u><u>\$ 54,604</u></u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ (32,799)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	17,661
(Increase)/Decrease in:	
Accounts receivable	(1,151)
Increase/(Decrease) in:	
Accounts payable	<u>10,205</u>
Total adjustments	<u>26,715</u>
Net cash provided (used) by operating activities	<u><u>\$ (6,084)</u></u>

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Bay Creek Community Development District ("District") was created on November 7, 1993 by Ordinance 93-33 of the Lee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors (residents) living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The District and Bayside Improvement Community Development District ("Bayside") share the same Developer and share the majority of their costs based on a common budget whereby all appropriations are shared based on the total projected equivalent residential units for each District.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (operating-type special assessments for maintenance and debt service are treated as charges for services) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January 1 to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

The District reports the following enterprise fund:

Irrigation Fund

The Irrigation Fund accounts for the operations of the irrigation lines, which are funded by proceeds from operations of these facilities including user fees, meter fees and connection fees, and non-ad valorem special assessments.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, land and improvements, machinery and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental and business type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	7-39
Infrastructure	20-40
Furniture fixtures and equipment	5-10
Irrigation system	20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Compensated Absences

It is the District's policy to permit employees to accumulate, within certain limits, earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave since the government does not have a policy to pay any amounts when employees separate from service with the government. However, employees will be paid for any unused accrued vacation time up to a maximum 240 vacation hours upon termination of employment. Compensated absences are reported as accrued in the government-wide financial statements. Governmental funds report only matured compensated absences payable to currently terminating employees which are included in wages payable, if any.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 584,720	\$ -	\$ -	\$ 584,720
Total capital assets, not being depreciated	584,720	-	-	584,720
Capital assets, being depreciated				
Furniture, fixtures and equipment	178,814	8,133	-	186,947
Building and improvements	1,569,076	-	-	1,569,076
Infrastructure	2,308,453	-	-	2,308,453
Total capital assets, being depreciated	4,056,343	8,133	-	4,064,476
Less accumulated depreciation for:				
Furniture, fixtures and equipment	126,688	9,693	-	136,381
Building and improvements	1,425,655	5,122	-	1,430,777
Infrastructure	1,972,946	71,498	-	2,044,444
Total accumulated depreciation	3,525,289	86,313	-	3,611,602
Total capital assets, being depreciated, net	531,054	(78,180)	-	452,874
Governmental activities capital assets, net	\$ 1,115,774	\$ (78,180)	\$ -	\$ 1,037,594
<u>Business type activities</u>				
Capital assets, being depreciated				
Irrigation system	\$ 615,271	\$ 6,250	\$ -	\$ 621,521
Total capital assets, being depreciated	615,271	6,250	-	621,521
Less accumulated depreciation for:				
Irrigation system	525,242	17,661	-	542,903
Total accumulated depreciation	525,242	17,661	-	542,903
Total capital assets, being depreciated, net	90,029	(11,411)	-	78,618
Business type activities capital assets, net	\$ 90,029	\$ (11,411)	\$ -	\$ 78,618

For governmental activities, depreciation was charged to the physical environment function.

NOTE 6 – LONG TERM LIABILITIES

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Compensated absences	\$ 11,844	\$ 151	\$ -	\$ 11,995	\$ -
Total	\$ 11,844	\$ 151	\$ -	\$ 11,995	\$ -

NOTE 7 – PENSION PLANS

The District and Bayside share the same Developer and share the majority of their costs based on a common budget whereby all appropriations are shared based on the total projected equivalent residential units for each District. Both pension plans described below are plans that cover the common employees of both the District and Bayside. The information described below is based on the plan as a whole unless otherwise indicated.

Deferred Compensation Plan

The District offers its employees a deferred compensation plan created in accordance with Internal Revenue Code, Section 457. The plan, available to all District employees, permits them to defer a portion of their salary until future years. In March 2007, the District executed a Trust Agreement with its plan agent for the sole and exclusive benefit of District employees. Except for the plan provisions related to loans, the deferred compensation is not available to the employees until termination, retirement, death or unforeseeable emergency. The plan is administered by ICMA Retirement Corporation. Except for the plan provisions related to loans, the District has no fiduciary responsibility for the plan and therefore, the District does not report the balances and activities in its financial statements.

Defined Contribution Pension Plan

All permanent full-time employees are covered by a defined contribution pension plan with vesting requirements varying between one and five years. At September 30, 2022, there were 6 plan members. Non-vested pension forfeitures, classified as investments with pension agent, are restricted by the plan and may only be used toward the District's payment of its future pension contributions. The plan is administered by ICMA Retirement Corporation. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The District's policy is to fund the annual pension costs in the annual budget. The District has no fiduciary responsibility for the plan and therefore does not report the balances or activities in its financial statements. The District's contribution to the plan is 6% of each eligible employee's regular pay.

The District's total payroll in fiscal year 2022 was \$191,116. The wages subjected to pension contributions were \$46,812 and the total pension contribution from the District was \$5,036 for the fiscal year ended September 30, 2022.

NOTE 8 – OTHER RELATED PARTY TRANSACTIONS

Due to the fact that Bayside collects certain assessments on behalf of Bay Creek, during the fiscal year ended September 30, 2022, Bay Creek received assessments of \$35,443 collected by Bayside on behalf of Bay Creek.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 450,873	\$ 438,682	\$ 451,759	\$ 13,077
Interest income	291	291	249	(42)
Miscellaneous	1,928	1,928	39,905	37,977
Total revenues	453,092	440,901	491,913	51,012
EXPENDITURES				
Current:				
General government	52,598	50,888	47,682	3,206
Physical environment	390,117	330,597	374,604	(44,007)
Capital outlay	10,373	59,416	8,133	51,283
Total expenditures	453,088	440,901	430,419	10,482
Excess (deficiency) of revenues over (under) expenditures	\$ 4	\$ -	61,494	\$ 61,494
Fund balance - beginning			321,920	
Fund balance - ending			\$ 383,414	

See notes to required supplementary information

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	5
Number of independent contractors compensated in September 2022	13
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$12,380
Independent contractor compensation for FYE 9/30/2022	\$222,842
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 23 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$246.93-\$1,274.20 Debt service - N/A
Special assessments collected FYE 9/30/2022	\$451,759
Outstanding Bonds:	None



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Bay Creek Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Bay Creek Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 28, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

June 28, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Bay Creek Community Development District
Lee County, Florida

We have examined Bay Creek Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Bay Creek Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 28, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Bay Creek Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Bay Creek Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 28, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General..

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 28, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Bay Creek Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Bay Creek Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 28, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2022;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2022 heretofore submitted to the Board is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 31st day of July, 2023.

ATTEST:

**BAY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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AJC Associates, Inc.

Specializing in Community Development District Assessment Rolls

March 1, 2023

Bay Creek Community Development District
c/o Chuck Adams
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

RE: Termination of Assessment Roll Contract with AJC Associates, Inc.

Dear Supervisors,

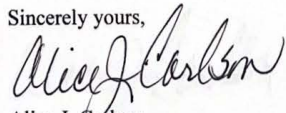
Per recital 6 of the contract between AJC Associates, Inc. and Bay Creek Community Development District I am notifying you that I will not be renewing my contract for the fiscal year 2024.

The consulting contract states that it will automatically renew for a 12 month period if notice isn't given of termination by either myself or the district by April 1 of each year.

I will work with the accounting staff at Wrathell, Hunt & Associates, LLC for a smooth transition over the 2024 budget process and will continue to provide the services in my contract until September 30, 2023.

It has been a pleasure working with the Board, the management company and property owners.

Sincerely yours,



Alice J. Carlson
President

**AMENDMENT NO. 02 TO THE AGREEMENT FOR MANAGEMENT ADVISORY SERVICES
BETWEEN BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
AND WRATHELL, HUNT AND ASSOCIATES, LLC**

THIS AMENDMENT NO. 02 (“Amendment 02”) is entered into as of this 31st day of July, 2023, by and between:

Bay Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

Wrathell, Hunt and Associates, LLC, a Florida limited liability company, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**Manager**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, (the “**Statutes**”), which authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure within or without the boundaries of the District; and

WHEREAS, the District and Manager entered into certain *Agreement for Management Advisory Services*, with Bay Creek CDD, dated May 2, 2005, as amended on October 1, 2014 (Amendment No. 01), copies of which are attached hereto and incorporated by reference herein as **Exhibit A** (the “**Agreement**”), to provide district management services for the District; and

WHEREAS, each of the parties hereto has the authority to execute Amendment 02 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Manager agree as follows:

SECTION 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of Amendment 02, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Agreement is hereby amended as follows:

A. The Services Agreement is hereby amended to add the provision of Assessment Roll Management Services pursuant to the Assessment Roll Management Proposal and Scope of Services attached hereto as **Exhibit B**. As compensation for the Assessment Roll Services, the District agrees to pay Manager the annual fee of Eight Hundred Dollars (\$800).

SECTION 3. To the extent that the terms of the Agreement conflict with the terms set forth in Section 2 above, the terms of this First Amendment shall control.

SECTION 4. All other terms of the Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment to the Agreement on the day and year first written above.

Attest:

**BAY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chair/Vice Chair, Board of Supervisors

Attest:

WRATHELL, HUNT AND ASSOCIATES, LLC

Print Name: _____

Name: _____

Title: _____

Exhibit A: Agreement for Management Advisory Services and Amendment No. 01

Exhibit B: Assessment Roll Management Proposal and Scope of Service

Exhibit A
Agreement for Management Advisory Services

AGREEMENT

AGREEMENT BETWEEN
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
AND WRATHELL, HART, HUNT & ASSOCIATES, LLC
FOR MANAGEMENT ADVISORY SERVICES

THIS AGREEMENT, made and entered into on this **2nd** day of **May 2005** , by and between the Bay Creek Community Development District, hereinafter referred to as "DISTRICT", and the firm of Wrathell, Hart, Hunt & Associates, LLC hereinafter referred to as "MANAGER", whose address is 1200 NW 17th Avenue, Suite 13, Delray Beach, Florida 33445.

WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing non-exclusive management, financial and accounting advisory services for the Bay Creek Community Development District, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters,

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby engages the MANAGER for the services and fees described in Exhibit A, attached hereto and incorporated by reference herein.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit A, which amount shall be payable in equal monthly installments at the beginning of each month, and may be amended annually as evidenced by the budget approved by the Board. The total and cumulative amount of this contract shall not exceed the amount of funds annually budgeted for these services. In addition, the DISTRICT agrees to

compensate MANAGER for reimbursable expenses incurred during the course of performance of this contract, including, but not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier and computer services.

3. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on **May 2, 2005**. The Agreement may be terminated as follows:
 - a) upon notice by the DISTRICT for "good cause", which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by MANAGER, unless Paragraph "C" of this section applies.
 - b) upon the dissolution or court-declared invalidity of the DISTRICT; or
 - c) by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.
4. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
5. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
6. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
7. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to

influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such action shall not in and of itself constitute a conflict of interest under this Agreement.

8. The MANAGER warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the MANAGER to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for the MANAGER any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.
9. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
10. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.
11. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of information necessary for use in

documents required by the DISTRICT in order to finalize any particular matters, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

12. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Lee County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

13. All notices required in this Agreement shall be sent by certified mail, return receipt requested, and if sent to the DISTRICT shall be mailed to:

COMMUNITY DEVELOPMENT DISTRICT
1200 NW 17th Avenue, Suite 13
Delray Beach, Florida 33445

with a copy to:

Daniel H. Cox, P.A.
P.O. Box CC
Carrabelle, FL 32322

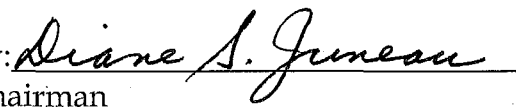
14. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.
15. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT will consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Such evidence of price adjustments will be approved by the DISTRICT in its adopted Fiscal Year Budget.

IN WITNESS WHEREOF, the Board of Supervisors of the Bay Creek Community Development District has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Signed and Sealed
in the presence of:

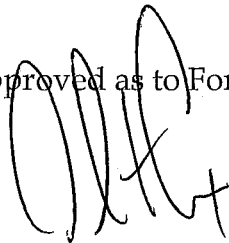
BOARD OF SUPERVISORS BAY
CREEK COMMUNITY
DEVELOPMENT DISTRICT


Witness

By: 
Chairman

Witness

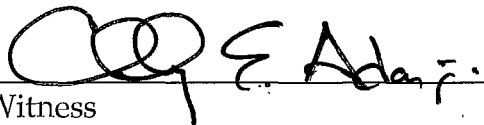
Approved as to Form and Sufficiency:



District Counsel

WRATHELL, HART, HUNT &
ASSOCIATES, LLC

Witness



Craig A. Wrathell, Managing Partner



Witness

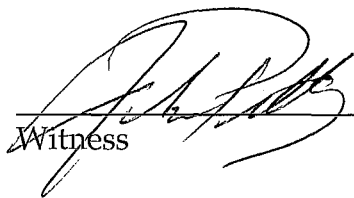


EXHIBIT "A"
MANAGEMENT

1. General Consultation, Meetings and District Representation.

As the District's Manager, consult with the District Board of Supervisors and its designated representative, and when necessary, participate in such meetings, discussions, project site visits, workshops and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services set forth herein with regards to the projects and general interest of the District.

Consultation and representation work with pertinent public agencies and private individuals in connection with the interests of the District.

The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control; coordination and administration of various professional service elements.

2. Meetings of the Board of Supervisors.

The Manager shall attend regular and special meetings of the Board of Supervisors.

3. To prepare and submit to the District's Board of Supervisors a proposed Annual Budget and to administer the Adopted Budget of the District.

4. The Manager shall consult with and advise the District on matters related to the operation and maintenance of the District's works.

5. The Manager shall coordinate the activities and advise any advisory boards of the District.

6. The Manager shall be responsible for the appointment, supervision and removal of all District personnel.

7. The Manager shall implement the policies established by the District, in connection with the operation of the District.
8. The Manager shall provide all other services necessary to effectively manage the operation of the District.

EXHIBIT "A" - continued

MINUTES AND RECORDS

To define and implement a system of records management for the District, including a concise and accurate record of the official actions of the Board of Supervisors, and any appointed Boards or Committees.

These responsibilities include such items as:

- ⊗ Custody of the District's Seal
- ⊗ Records custodian and records management liason with State of Florida overseeing the storage of inactive files and destruction of obsolete files.
- ⊗ Maintaining and safeguarding the minutes of public meetings, resolutions, contracts and agreements.
- ⊗ Responding to public records requests.

EXHIBIT "A" - continued

ACCOUNTING

To define and implement an integrated financial management reporting system which will allow the District to present fairly and with full disclosure the financial position and results of financial operations of the funds and account groups in conformity with generally accepted accounting principals and to determine and demonstrate compliance with finance-related legal and contractual provisions.

Budget Management

To provide for the accounting, reporting and control of revenues and expenditures in accordance with the District's needs. To prepare and report periodically a budget versus actual statement.

General Ledger

To prepare and implement a set of self-balancing accounts for all District funds. To ensure that all general ledger accounts and journal entries are recorded in accordance with federal, state, and local requirements. To ensure the payment of all invoices in accordance with District requirements including the preparation of payroll and reports.

Reporting

To provide information in accordance with legal and District management requirements. Financial information is reported at any level organizationally or functionally.

Cash Management

This function allows for daily, weekly, monthly, and yearly reporting of cash balances by fund.

Revenue Reporting

This function accounts for all revenues of the District. Financial information by

organization and project, including revenue sources, is shown in an estimate versus actual format. Revenues are reported in compliance with the requirements and are recorded at the appropriate time for cash, full accrual or modified accrual basis of accounting.

EXHIBIT "A" - continued

FEE SCHEDULE

Bay Creek CDD * Fees shared with Bayside Improvement CDD

GF-001

Management	\$25,000
Accounting	\$10,000
Computer Services	\$3,000
Field Management	\$22,500

GF-002

Accounting	\$8,250
Computer Services	\$3,000
Field Management	\$12,500

EF-400

Management	\$25,000
Accounting	\$10,000
Computer Services	\$3,000
Field Management	\$22,500
Utility Billing	\$17,250

Bayside Debt Service (Series 1996)

Accounting	\$3,750
Dissemination Agent	\$5,250

Bay Creek Debt Service (Series 1998)

Accounting	\$3,750
Dissemination Agent	\$5,250

TOTAL ANNUAL FEE \$180,000

AMENDMENT NO. 01

**AGREEMENT BETWEEN
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
AND WRATHELL HUNT AND ASSOCIATES, LLC
FOR MANAGEMENT ADVISORY SERVICES
DATED MAY 2, 2005**

THIS AMENDMENT, is made and entered into on this 1 day of OCTOBER 2014, by and between Bay Creek Community Development District, hereinafter referred to as the "DISTRICT", and the firm of Wrathell, Hunt and Associates, LLC, hereinafter referred to "MANAGER", whose address is 6131 Lyons Road, suite 100; Coconut Creek, FL 33073.

WHEREAS, the DISTRICT has entered into an agreement with MANAGER dated May 2, 2005 to provide services to the DISTRICT; and

WHEREAS, the DISTRICT and the MANAGER desire to amend said Agreement to recognize a name change in MANAGER'S company name no longer including the name Hart; and

WHEREAS, the DISTRICT and MANAGER desire to amend said Agreement to recognize a revised Scope of Services and revised Fee Schedule, representing a 2% cumulative increase over existing fees being charged, beginning October 1, 2014 and thereafter, as outlined below:

REVISED SCOPE OF SERVICES

Wrathell, Hunt & Associates, LLC will perform all required Management functions of the DISTRICT which will include but not be limited to the following:

- Attend all meetings of the Board of Supervisors of the District (the "Board") and provide the Board with meaningful dialogue of the issues before the Board for action
- Identify significant policies, including analysis of policy implementation with administrative and impact statement and effect on the District
- Develop and train members of the Board in the requirements of Florida Laws with including with respect to, but not limited to, public officers and employees, and the conduct of District business
- Prepare District's Budget as more fully outlined below
- Implement Budget directives
- Prepare specifications for and coordinate for the following services:
 - Insurance, including General Liability along with Directors and Officers Liability

- Independent Auditor Services
- Such other services as may be identified from time to time
- Provide all required annual disclosure information to the local government in the county in which the District is located:
 - Public Facilities Report
 - Designation of Registered Office and Registered Agent
 - Public Meeting Schedule
 - Audited Financial Statements (assist with the preparation of same)
- Ensure compliance with the following Florida and Federal Statutes:
 - Annual Financial Audit
 - Annual Financial Report
 - Public Depositor Report
 - Proposed Budget
 - District Map and Amendments
 - Public Facilities Report
 - Registered Agent and Registered Office
 - Public Meeting Schedule Notice Requirements
 - NPDES

(The reporting requirements of Community Development Districts periodically change and *Wrathell, Hunt & Associates, LLC* will ensure that we update reporting requirements of the District as the legislature updates the reporting requirements.)

- Provide Oath of Office and notary public for all newly elected members of the Board
- Manage Districts Banking and Investment Accounts
- Keep Board promptly apprised of any significant events occurring between CDD meetings
- Coordinate and provide contract administration for any services provided to the District by outside vendors:
 - Develop service contracts for the delivery of services to the District, with the assistance of the District's Attorney
 - Ensure that contract specifications are met
 - Interface with residents and contractors to ensure that anticipated service levels are being provided
 - Prepare contract amendments and change orders as necessary
 - Ensure proper contractor billing is received
- Provide day-to-day management of in-house operations by performing the following:

- Maintain District Seal
- Satisfy public records requests in a timely, professional and efficient manner
- Prepare and coordinate applications for:
 - Federal I.D. Number
 - Tax Exemption Certificate
- Prepare Budget and Assessment Resolutions as required by Chapter 190, Florida Statutes
- Prepare Budget Resolution approving the District Manager's Budget and authorization to set public hearing
- Prepare Budget Resolution adopting the District Manager's Budget, as modified by the Board
- Prepare Agendas for Budget Hearings and attend all Board of Supervisor meetings
- Prepare bid specifications for the purchase of services and commodities pursuant to Florida Statutes

Accounting Services

Wrathell, Hunt & Associates, LLC will perform all required accounting functions of the District, which will include but not be limited to the following:

- Prepare a Budget that achieves maximum cost-to-benefit equity for approval
- Submit a Preliminary Budget to Board in accordance with Chapter 190, Florida Statutes
- Modify Preliminary Budget for consideration by the Board at the District's advertised public hearing
- Coordinate Budget preparation with District Board, Engineer, Attorney and Collection Agent
- Attend workshop(s) and public hearing(s) and be available to answer questions by the Board and the Public
- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB)
- Adhere to investment policies and procedures pursuant to Chapter 218, Florida Statutes
- Prepare Annual Financial Report for units of local government and distribute to the State Comptroller
- Prepare Public Depositor's Report and distribute to the State Treasurer

- Coordinate and distribute Annual Public Facilities Report and distribute to appropriate agencies
- Administer purchase order system, periodic payment of invoices
- Coordination of tax collection and miscellaneous receivables
- Prepare all required schedules for year end audit:
 - Prepare schedule of bank reconciliations
 - Prepare cash and Investment confirmations for distribution to authorized Public Depositories and Trustee of District bond issues
 - Prepare analysis of accounts receivable
 - Prepare schedule of interfund accounts
 - Prepare schedule of payables from the governments
 - Prepare schedule of all prepaid expenses
 - Prepare debt confirmation schedules
 - Prepare schedule of accounts payable
 - Prepare schedule of changes in fund balances
 - Prepare schedule of assessment revenue compared to budget
 - Prepare schedule of interest income and provide reasonableness test
 - Prepare schedule of investments and accrued interest
 - Prepare analysis of all other revenue
 - Prepare analysis of interest expenses and calculate accrued interest expense at year end
 - Prepare schedule of operating transfers
 - Prepare schedule of cash receipts and cash disbursements
 - Prepare analysis of cost of development and construction in progress
 - Prepare analysis of reserves for encumbrances
 - Prepare analysis of retainages payable
 - Prepare amortization and depreciation schedules
 - Prepare general fixed asset and general long-term debt account groups
 - Perform general fixed asset accounting
 - Account for assets constructed by or donated to the District for maintenance
 - Prepare inventories of District property in accordance with the rules of the Auditor General

Special Assessment Methodology Preparation Services

Wrathell, Hunt & Associates, LLC will perform all required special assessment methodology functions of the District, which will include but not be limited to the following:

- Review the District's capital improvement program
- Determine the types of special and general benefits of proposed investments
- Determine which properties within the boundaries of the Districts receive special benefits and which properties receive general benefits
- Determine a fair and reasonable apportionment of the special and peculiar benefits of the District-financed improvements among the properties deriving such benefits
- Based on the determination and apportionment of special and peculiar benefit, calculate a fair and reasonable apportionment of the responsibility to pay the non-ad valorem special assessments resulting from funding of the District's capital improvement plan
- Prepare a Special Assessment Methodology Report for consideration by the Board of the District
- Prepare an assessment roll of all assessable properties within the District
- Present the Special Assessment Methodology Report to the Board at a public meeting and answer any questions pertaining to the Report
- Prepare the Preliminary and Final Assessment Rolls
- Prepare notices advising the property owners of the completion of construction and the amount of the final assessment
- Act as primary contact to answer property owners' questions regarding the capital assessment

REVISED FEE SCHEDULE

Fees Shared proportionately with Bay Creek CDD*

GF-001/101*

Management	\$42,000
Accounting	\$16,799
Computer Services	\$ 5,040
Field Management	\$37,799

GF-002

Accounting	\$ 9,196
Computer Services	\$ 3,344
Field Management	\$13,932

EF-400/401*

Management	\$14,001
Accounting	\$ 5,600
Computer Services	\$1,680
Field Management	\$12,600

Bayside Debt Service (1996)

Accounting	\$ 4,893
Dissemination Agent	\$ 6,457

Bay Creek Debt Service (1998)


Accounting	\$ 4,893
Dissemination Agent	\$ 6,457

TOTAL ANNUAL FEE \$184,690



Witness

BOARD OF SUPERVISORS
BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT


Chairperson/Vice Chairperson

Witness

WRATHELL, HUNT AND ASSOCIATES,
LLC

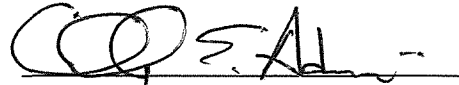

DIRECTOR OF OPS.

Exhibit B

Assessment Roll Management Proposal and Scope of Services

Exhibit B - Assessment Roll Management Proposal and Scope of Services

Wrathell, Hunt and Associates, LLC, would like to propose the following fees for its services for the Bay Creek Community Development District.

The fee, proposed herein, reflects the types of and the levels of services currently provided to the District by its former provider and reflects the proposed fee for Fiscal Year 2023, which would be prorated based on the actual length of service. Fees for subsequent fiscal years would be adjusted by the CPI index but, in no event, would increase by more than \$5 per annum.

Assessment Roll Management Services

FEE PROPOSED

\$800

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

1 1

SOLITUDE

LAKE MANAGEMENT



Bayside/Baycreek CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 2023-07-14

Prepared for:

Cleo Adams, Assistant District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road, Suite #214
Bonita Springs, FL 34135

Prepared by:

Bailey Hill, Aquatic Specialist

Ft. Myers Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: A-2

Comments:

Normal growth observed

Bay Cedar

Shoreline is well maintained.
Minimal torpedograss observed.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: A-3

Comments:

Normal growth observed

Goldcrest- Shoreline is well maintained. Minimal torpedograss observed. Algae accumulation on chara observed, treat chara growth and surface algae in open areas.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: A-4

Comments:

Site looks good

Bay Cedar

Shoreline is well maintained.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: A-5

Comments:

Normal growth observed
Capri- Shoreline is well maintained. Minimal torpedograss noted. Minor algae observed in littorals.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: A-17

Comments:

Site looks good
Pennyroyal
Shoreline is well maintained.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: B-7

Comments:

Requires attention
Southbridge
Needs to be treated for alligatorweed. Minimal algae noted. Algae and aquatics are controlled.



Action Required:

Re-inspect next visit

Target:

Alligatorweed

Site: B-8

Comments:

Requires attention
Southbridge
Flow way needs treatment for grasses, cattails, and willow. Algae and aquatics were at controlled levels.



Action Required:

Treat within 24 hours

Target:

Shoreline weeds

Site: C-4C

Comments:

Requires attention
Sand Piper
Shelf of torpedograss and cattails requires additional treatment. Algae and aquatics are controlled.



Action Required:

Re-inspect next visit

Target:

Shoreline weeds

Site: C-4D

Comments:

Requires attention
Cypress Island
Requires treatment for dog fennel, fleabane, and grasses. Overgrowth of torpedograss observed along the preserve.



Action Required:

Re-inspect next visit

Target:

Shoreline weeds

Site: D-2

Comments:

Site looks good

Southbridge
Shoreline is well maintained.
Algae and aquatics are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D-3

Comments:

Requires attention

Southbridge
Requires treatment for overgrowth of vines, willow, dog fennel, etc. Algae and aquatics are controlled.



Action Required:

Treat within 24 hours

Target:

Shoreline weeds

Site: D-7

Comments:

Requires attention

Costa Del Sol
Requires treatment for overgrowth of vines, willow, dog fennel, etc. Algae and aquatics are controlled.



Action Required:

Treat within 24 hours

Target:

Submersed vegetation

Site: D-14

Comments:

Requires attention

The Point
Requires treatment for overgrowth of bulrush, alligatorweed, torpedograss, etc. Algae and aquatics are controlled.

Action Required:

Treat within 24 hours

Target:

Shoreline weeds



Site: E-1

Comments:

Site looks good

Palm Colony
Shoreline is well maintained. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: E-2

Comments:

Treatment in progress

Palm Colony
Shoreline is well maintained. Bulrush appears to be dying off, needs follow up treatment. Algae and aquatics are controlled.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



Site: E-3

Comments:

Site looks good

Palm Colony
Shoreline is well maintained.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: E-4

Comments:

Site looks good

Sand Piper
Shoreline is well maintained.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: E-5

Comments:

Normal growth observed

Sand Piper
Shoreline is well maintained.
Treat small patch of thalia. Algae
and aquatics are controlled.



Action Required:

Re-inspect next visit

Target:

Species non-specific

Site: F-1

Comments:

Requires attention

Las Palmas
Shoreline needs treatment for sedge and alligatorweed. Algae and aquatics are controlled.



Action Required:

Re-inspect next visit

Target:

Shoreline weeds

Site: F-2

Comments:

Normal growth observed

Tuscany Isle
Shoreline is well maintained. Treat patch of cattails along the golf course. Algae and aquatics are controlled.



Action Required:

Re-inspect next visit

Target:

Cattails

Site: F-5

Comments:

Normal growth observed

Tuscany Isle: Shoreline is well maintained. Treatment for chara is in progress. Surface algae is likely a result of the treatment.



Action Required:

Re-inspect next visit

Target:

Submersed vegetation

Site: F-9

Comments:

Site looks good

Bellagio
Shoreline is well maintained.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: F-13

Comments:

Normal growth observed

Cielo
Shoreline is well maintained.
Minimal torpedograss noted.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

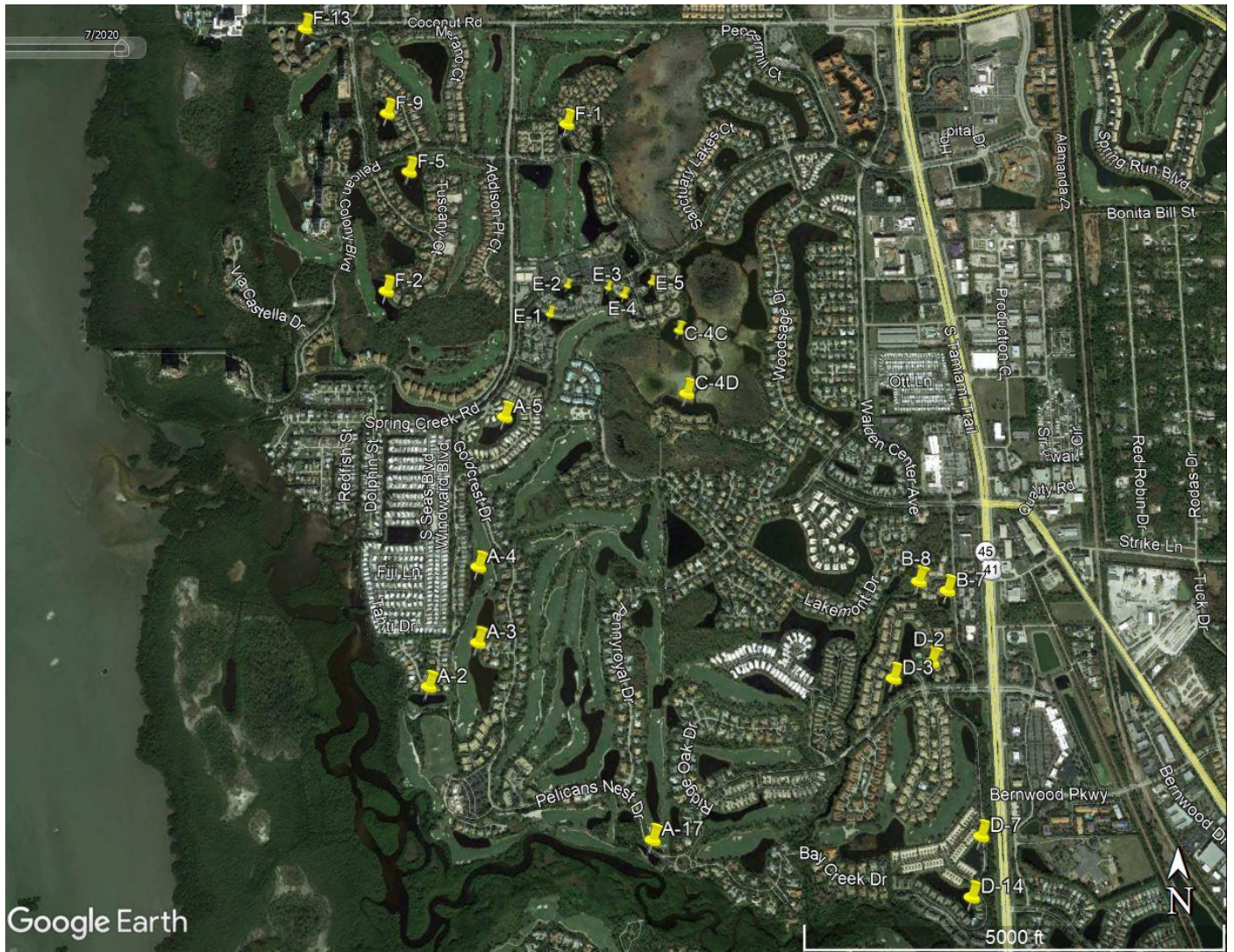
Target:

Torpedograss

Management Summary

- This month's activities have been standard lake maintenance.
 - All action items noted will be addressed during the next scheduled visit on 7/18.
 - We continue to add beneficial bacteria to the four outfall lakes A-2, A-17, D-8, F-12. We also add bacteria to F-1, F-6, F-16, E-4 and E-5 to help reduce nutrients that cause algae blooms.
- Additional Observations:
- Littorals are looking healthy and green and beginning to fill in with summer heat and rain.
 - Some algae was noted in a few of the lakes. Any algae in open areas will be treated. Algae noted in the littorals will be difficult to treat without injuring the plants.

Site	Comments	Target	Action Required
A-2	Normal growth observed	Torpedograss	Routine maintenance next visit
A-3	Normal growth observed	Surface algae	Routine maintenance next visit
A-4	Site looks good	Species non-specific	Routine maintenance next visit
A-5	Normal growth observed	Torpedograss	Routine maintenance next visit
A-17	Site looks good	Species non-specific	Routine maintenance next visit
B-7	Requires attention	Alligatorweed	Re-inspect next visit
B-8	Requires attention	Shoreline weeds	Treat within 24 hours
C-4C	Requires attention	Shoreline weeds	Re-inspect next visit
C-4D	Requires attention	Shoreline weeds	Re-inspect next visit
D-2	Site looks good	Species non-specific	Routine maintenance next visit
D-3	Requires attention	Shoreline weeds	Treat within 24 hours
D-7	Requires attention	Submersed vegetation	Treat within 24 hours
D-14	Requires attention	Shoreline weeds	Treat within 24 hours
E-1	Site looks good	Species non-specific	Routine maintenance next visit
E-2	Treatment in progress	Shoreline weeds	Re-inspect next visit
E-3	Site looks good	Species non-specific	Routine maintenance next visit
E-4	Site looks good	Species non-specific	Routine maintenance next visit
E-5	Normal growth observed	Species non-specific	Re-inspect next visit
F-1	Requires attention	Shoreline weeds	Re-inspect next visit
F-2	Normal growth observed	Cattails	Re-inspect next visit
F-5	Normal growth observed	Submersed vegetation	Re-inspect next visit
F-9	Site looks good	Shoreline weeds	Routine maintenance next visit
F-13	Normal growth observed	Torpedograss	Routine maintenance next visit



**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

13

SUPERIOR WATERWAY SERVICES, INC.



SERVICE AGREEMENT

July 21, 2023

Bayside Improvement & Bay Creek CDD
C/o: Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Rd SE UNIT 214
Bonita Springs, FL 34135
Attn: Cleo Adams

Terms: Net 30 days

DESCRIPTION

Onetime Salinity Test	
Cost per test if less than 5 water samples	\$175.00/ Each
Cost per test if less over 5 water samples	\$130.00/Each

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications, and conditions are satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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Bayside And Bay Creek CDD Maintenance and Operations Facility

Space Utilization and Work Flow Optimization Study

July 24th, 2023

Background:

The Bay Side and Bay Creek CDD's are quasi governmental organizations dedicated to managing and maintaining common areas within Pelican Landing and The Colony, and on a number of "out parcel" areas located along Coconut Road and along Walden Center Drive.

The two CDD's employ Wrathell, Hunt and Associates, LLC, who provide Management Services of a trained staff of field associates that self-perform landscaping and community maintenance related work. In support of this staff and operation, the CDD's own and operate a maintenance and administrative facility where related materials and equipment are stored, and where landscaping equipment and service vehicles are repaired and overhauled.

The maintenance and administrative facility is located within unincorporated Lee County on Coconut Road, north of The Colony entrance, and east of the Pelican Landing beach parking area. The site was originally developed 15 years ago, in 2008. This facility and site will be the focus of this Space Utilization and Work Flow Optimization Study.

The site consists of a ~1.05 acre parcel of land (approximately 135' X 338') containing a ~3,500 sq. ft. service and office building. The air-conditioned portion of the building is approximately 1,100 sq. ft. in size, containing two offices, one toilet room, a utility room, and an employee break room. The high bay service portion of the building has four large overhead roll up doors, and is approximately 2,400 sq. ft. in area.

The building is generally occupied from 6:30 AM to 4:30 PM each week day, and it is normally unoccupied and locked at all other times.

During weekdays, when the crews and equipment are deployed in the field, the high bay section is primarily dedicated to equipment maintenance. Overnight, and on weekends, the high bay portion of the building is used to houses 5 (of 16) Club Car maintenance vehicles and the fleet of lawn mowers (6 riding and 4 push). The remaining 11 Club Car maintenance vehicles are parked outside in the elements overnight, and on weekends.

There is an asphalt paved parking area to the south of the main building entrance, and an asphalt paved “ring roadway” enabling the circular flow of industrial trucks and trailers around the building.

Bulk waste horticultural material from Pelican Landing and The Colony is currently deposited in a collection area north of the building. Third party vendors periodically pick up accumulated plant material for disposal off site.

Six CDD owned roadway vehicles and employee cars are currently parked in the paved lot south of the building. Two box trailers are currently sitting on the lot – one each sitting along the east and west property lines.

The two CDD’s have successfully utilized the “Current State” physical space arrangement to support maintenance, operational, and administrative activities for many years. However, staffing levels, the volume of equipment, and associated repair activity have steadily increased, and the building has become progressively congested, negatively impacting overall equipment service life and crew effectiveness.

Refer to the attached sketch indicating approximate size and location for external and internal building site features. Also, refer to the CDD website (pelicanlandingcdds.net) for additional GIS information, found under “What’s New?, GIS District Map” .

Project Objective:

The objective of this study is twofold:

- To determine the most cost-effective method of obtaining additional storage space for existing landscaping equipment and service vehicles, and
- To take advantage of this site analysis and evaluation exercise to determine how to also incorporate a number of process flow and efficiency improvement optimizations that will yield an effective generational “reset” for the facility, enabling it to more efficiently and effectively serve the needs of our community for the next 25 years.

Develop two solution scenarios – one that includes building addition / expansion, and a second, lower cost option, that incorporates a “car port” style approach for weather protection during overnight and weekend storage of larger equipment.

Scope Of Work:

This study will assess and evaluate the overall use of space on the site, and determine the optimum location for existing / continuing functions, as well as to allocate space for desired improvements in material flow and the incorporation of new processes or systems. The output from this study will be considered to be the “Ideal Future State”.

In addition to preserving the majority of functions currently being performed on site, there is a desire to integrate several additional / new functions or processes in order to improve and modernize the overall operation. These incremental activities include:

- Overnight and weekend storage space for all 16 Club Car service vehicles and the fertilizer / herbicide spray rig trailers and liquid holding tanks at least under canopy roof, but preferably internal to a secure enclosure, with expansion room for a minimum of 6 additional Club Car service vehicles
- Incorporation of a new spare part storage system designed to inventory various size parts in labeled bins and on shelves, and ideally grouped by type of equipment
- Dedicated storage space for safety supplies, consumable hand tools, gloves, face masks, rain gear, PPE equipment, etc. Quantities and a specific list to be provided by staff
- Dedicated personal lockers for 34 current Associates allowing secure storage of clothing, issued PPE, rain gear, small personalized hand tools, etc.
- A segregated system for organized “end of day” storage of “returning from field” powered equipment (trimmers, clippers, edgers, etc.), segregated and color coded by crew
- A segregated maintenance storage rack system providing an organized queue of equipment (by type) to be repaired, or that are due for planned / preventative maintenance (such as trimmers, clippers, edgers, etc.)
- A new maintenance storage system providing open access to equipment (by type) that have been overhauled or repaired, and that are ready for redeployment to the field for use as “hot spares” (such as trimmers, clippers, edgers, etc.)

- Development of a dedicated “work cell” to maintain and repair Club Car vehicles and lawn mowing equipment (large equipment), utilizing an existing hydraulic lift, providing improved ergonomic and safety benefits, as well as enhanced maintenance efficiency
- Development of a “work cell” to overhaul and repair small power tools and equipment, including potential jigs and / or fixtures for providing tool stability while being repaired, providing improved ergonomic and safety benefits, as well as improve maintenance efficiency
- Upgrade of work level lighting levels in each “work cell” with incorporation of overhead drop-down utility service for power and compressed air as may be warranted to improve safety and efficiency, including painting of interior perimeter walls
- A small air-conditioned work space for a desk and a computer terminal to support planned maintenance and spare part data entry activity

Assumptions:

- Any solution proposed in this study will comply with all zoning restrictions, or contain an analysis explaining why we should expect to be successful in obtaining a variance.
- No current process is “space rich”, utilizing more space than it needs. If this is an incorrect assumption, highlight these space recovery opportunities.
- Many of the “Current State” functions / operations can be repositioned or relocated (in location or foot print size) if flow or efficiency can be improved.
- The two box trailers sitting along the east / west property lines can be permanently eliminated from the site as long as an alternate storage location is defined for the equipment currently stored in the trailer located along the eastern property line.
- Employee lockers will be provided for a staff of 36, with expansion room identified to accommodate up to 48 people.
- The existing physical building will not be demolished, and that the “under air” offices will remain “as is”.
- Physical expansion of the building (ceiling and walls or canopy alone) will be considered to be “in scope” as long as all utilization of all existing under roof space has been

optimized. A building expansion / extension is the preferred solution vs. addition of a stand-alone structure.

- CDD bid review, contractor selection, and funding approval will require up to a three-month time period

Original Engineering Drawings - Resources:

Original engineering drawings of the building and site are available in the office. These documents can be reviewed on site with an appointment for the purposes of developing a services proposal for the optimization study. They can be loaned to the selected Engineering company for purposes of developing the detailed site design.

Deliverables:

The study will produce the following deliverables for each of two options (building expansion vs. canopy addition):

- A) Clearly define the specific area to be allocated to each function on a building and site plan, defining the “Ideal Future State”
- B) Propose “end of day”, maintenance queue, and “hot spare” storage rack designs and recommend spare part storage system supplier and components
- C) Provide generalized “work cell” layout including specs for jigs / fixtures, and utility and lighting enhancements
- D) Estimate the overall project cost with a +/- 25% accuracy
- E) Provide a high-level Gantt Chart containing the major broad activities (such as bidding, allowance for CDD review & funding approval, detail design, permitting, procurement, and construction) resulting in an estimated completion date
- F) Recommend a minimum of three suitable Design / Build contractors capable of implementing this project

Key Contacts:

Paul Kemp, CDD Field Manager	pkemp@whhassociates.com	239-450-6441
Chuck Adams, Director of Oper.	adamsc@whhassociates.com	239-464-7114

Site Location:

CDD Maintenance & Operations Facility
4650 Coconut Road
Bonita Springs, FL 34134

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
PRPOSED BUDGET
FISCAL YEAR 2024
UPDATED JULY 17, 2023**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected			
REVENUES							
Assessment levy: on-roll - gross	\$ 2,590,119				\$ 2,590,125		
Allowable discounts (4%)	(103,605)				(103,605)		
Assessment levy: on-roll - net	2,486,514	\$ 2,395,074	\$ 91,432	\$ 2,486,506	2,486,520	0%	0%
Interest	500	175	440	615	50,000	9900%	99%
Street sweeping	13,000	-	13,000	13,000	13,000	0%	0%
Miscellaneous	-	109	34,587	34,696	-	N/A	N/A
Total revenues	2,500,014	2,395,358	139,459	2,534,817	2,549,520	2%	1%
EXPENDITURES							
Professional fees							
Supervisors	19,377	7,428	9,528	16,956	19,377	0%	12%
Engineering	15,000	13,092	6,012	19,104	15,000	0%	-27%
Legal	18,000	5,115	9,015	14,130	18,000	0%	22%
Audit	15,000	3,750	2,626	6,376	15,000	0%	57%
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	3,139	2,520	5,659	5,040	0%	-12%
Assessment roll preparation	8,476	8,476	-	8,476	8,476	0%	0%
Telephone	950	475	476	951	950	0%	0%
Postage & reproduction	1,350	604	851	1,455	1,350	0%	-8%
Printing and binding	4,918	2,459	2,460	4,919	4,918	0%	0%
Legal Notices and Communications	1,125	540	768	1,308	1,125	0%	-16%
Office supplies	750	790	543	1,333	750	0%	-78%
Subscriptions and memberships	263	263	-	263	263	0%	0%
ADA website compliance	253	158	-	158	253	0%	38%
Insurance	17,770	18,546	-	18,546	19,102	7%	3%
Miscellaneous (bank fees)	6,750	3,060	2,311	5,371	6,750	0%	20%
Total professional fees	173,821	97,294	66,510	163,804	175,153	1%	6%
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	1,583	1,938	3,165	0%	39%
Other contractual services: lakes	200,661	88,079	93,521	181,600	180,405	-10%	-1%
Other contractual services: wetlands	37,980	19,037	10,761	29,798	37,980	0%	22%
Other contractual services: culverts/drains	37,980	20,324	17,805	38,129	37,980	0%	0%
Other contractual services: lake health	6,330	3,516	1,583	5,099	6,330	0%	19%
Aquascaping	18,990	-	15,408	15,408	18,990	0%	19%
Capital outlay	9,495	-	3,663	3,663	9,495	0%	61%
Repairs and Maintenance (Aerators)	9,495	2,355	2,961	5,316	9,495	0%	44%
Contingencies	-	5,317	6,152	11,469	-	N/A	N/A
Total water management	324,096	138,983	153,437	292,420	303,840	-6%	4%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23				
EXPENDITURES AND OTHER USES (continued)							
Street lighting							
Contractual Services	40,000	35,607	20,196	55,803	40,000	0%	-40%
Electricity	40,000	23,390	20,848	44,238	48,000	20%	8%
Hurricane light repair	-	3,289	(620)	2,669	-	N/A	N/A
Total street lighting	80,000	62,286	40,424	102,710	88,000	10%	-17%
Landscape services							
Supervisors	126,500	65,520	45,127	110,647	111,000	-12%	0%
Personnel services	1,048,759	476,595	458,548	935,143	1,100,000	5%	15%
Other contractual- horticulturalists	2,000	-	500	500	2,000	0%	75%
Other contractual-training	1,500	150	695	845	1,500	0%	44%
Maintenance tracking software	3,500	1,920	-	1,920	3,500	0%	45%
Capital outlay: equipment	40,000	23,520	1	23,521	60,000	50%	61%
Fuel	25,000	10,168	15,690	25,858	25,000	0%	-3%
Repairs and maintenance (parts)	35,000	41,080	27,502	68,582	40,000	14%	-71%
Insurance	15,287	16,480	-	16,480	16,810	10%	2%
Minor operating equipment	20,000	476	12,291	12,767	20,000	0%	36%
Horticulture dumpster	30,000	78,500	35,399	113,899	40,000	33%	-185%
Employee uniforms	33,000	16,932	18,660	35,592	34,000	3%	-5%
Chemicals	58,000	27,929	28,442	56,371	58,000	0%	3%
Flower program	125,000	81,223	24,794	106,017	130,000	4%	18%
Mulch program	77,000	97,459	-	97,459	83,000	8%	-17%
Plant replacement program	40,000	4,230	14,373	18,603	40,000	0%	53%
Other contractual - tree trimming	6,330	16,000	76,931	92,931	12,660	100%	-634%
Contractual services-palm pruning	76,000	-	-	-	82,000	8%	100%
Fountain maintenance	10,000	536	15,277	15,813	10,000	0%	-58%
Office operations	23,000	11,452	16,368	27,820	23,000	0%	-21%
Monument maintenance	15,000	-	450	450	15,000	0%	97%
Total landscape services	1,810,876	970,170	791,048	1,761,218	1,907,470	5%	8%
Roadway services							
Personnel	8,546	5,410	3,613	9,023	8,546	0%	-6%
Repairs and maintenance - parts	44,310	-	4,050	4,050	6,330	-86%	36%
Insurance	1,583	1,807	-	1,807	1,899	20%	5%
Total roadway services	54,439	7,217	7,663	14,880	16,775	-69%	11%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected			
EXPENDITURES (continued)							
Parks & recreation							
Utilities	9,000	5,261	4,167	9,428	10,500	17%	10%
Operating supplies	1,000	656	839	1,495	1,000	0%	-50%
Total parks and recreation	<u>10,000</u>	<u>5,917</u>	<u>5,006</u>	<u>10,923</u>	<u>11,500</u>	<u>15%</u>	<u>5%</u>
Other fees & charges							
Property appraiser	3,625	3,625	-	3,625	3,625	0%	0%
Tax collector	5,358	5,359	-	5,359	5,358	0%	0%
Total other fees & charges	<u>8,983</u>	<u>8,984</u>	<u>-</u>	<u>8,984</u>	<u>8,983</u>	<u>0%</u>	<u>0%</u>
Total expenditures	<u>2,500,014</u>	<u>1,309,750</u>	<u>1,082,988</u>	<u>2,392,738</u>	<u>2,549,520</u>	<u>2%</u>	<u>6%</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	1,085,608	(943,529)	142,079	-		
Fund balance - beginning (unaudited)	980,260	1,026,582	2,112,190	1,026,582	1,168,661		
Fund balance - ending (projected)	<u>\$ 980,260</u>	<u>\$ 2,112,190</u>	<u>\$ 1,168,661</u>	<u>\$ 1,168,661</u>	<u>\$ 1,168,661</u>		

Description	Total Units	Assessment Summary		Total Revenue
		2023	2024	
Common & Administration	156.57	\$ 286.73	\$ 287.99	\$ 45,090.59
Full Assessment	3,871.71	609.17	610.37	2,363,175.63
Limited Benefit Assessment-outside gate:	498.66	170.04	148.31	73,956.26
	<u>4,526.94</u>			<u>2,482,222.48</u>

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

EXPENDITURES

Professional fees

Supervisors	\$	19,377
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The Districts anticipate 12 meetings in fiscal year 2022.</p>		
Engineering		15,000
<p>Barraco and Associates, Inc., provides a broad array of civil engineering and survey services as requested by the Districts, to assist in crafting solutions with sustainability for the long term interest of the Community - recognizing the needs of government, the environment and maintenance of the District's facilities.</p>		
Legal		18,000
<p>Coleman, Yovanovich and Koester, PA serves Bayside and Daniel H. Cox, PA. serves Bay Creek, both provide on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to the development.</p>		
Audit		15,000
<p>The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.</p>		
Management		42,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.</p>		
Accounting & payroll		16,799
<p>Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service, capital projects, etc.). This includes monthly financials, the annual budget and various other items.</p>		
Computer services		5,040
<p>Wrathell, Hunt and Associates, LLC, provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.</p>		
Assessment roll preparation		8,476
<p>The Districts contract with AJC Associates Inc., for this service, which includes preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments.</p>		
Telephone		950
<p>Telephone and fax machine.</p>		
Postage & reproduction		1,350
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>		
Printing and binding		4,918
<p>Letterhead, envelopes, copies, etc.</p>		
Legal Notices and Communications		1,125
<p>The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc. and an electronic newsletter beginning in FY 2013.</p>		

**BAYSIDE IMPROVEMENT AND BAY CREEK
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	19,102
The Districts carry public officials and general liability insurance with policies written by EGIS.	
The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Miscellaneous (bank fees)	6,750
Bank charges and other miscellaneous expenses incurred during the year.	
Field management	
Other Contractual	37,799
As part of the consulting manager's contract, the Districts retain the services of a field manager. The field manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, ensuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs and attends Board meetings. This service is provided by Wrathell, Hunt and Associates, LLC .	
Water management services	
NPDES program	3,165
As mandated by the Federal Environmental Protection Agency and the Florida State Department of Environmental Protection, the District must participate in the National Pollutant Discharge Elimination System (NPDES). The purpose of the program is to improve stormwater quality through new facility design review, construction activity monitoring, periodic facility review and inspections, public education and sediment control.	
Other Contractual Services	
The Districts contract with licensed and qualified contractors to provide lake and wetland maintenance services. The District's have completed lake water quality testing and research project and will be implementing recommendations that were offered as a result of the year long review and final analysis. Additionally, the Districts have accepted the responsibility for operating and maintaining the communities culverts and drains that are a part of the primary roadway systems and amenity parking lots.	
Other contractual services: lakes	180,405
Other contractual services: wetlands	37,980
Other contractual services: culverts/drains	37,980
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 40,000

The Districts contract with a licensed and insured electrician to service their street, landscape Electricity 48,000

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 111,000

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

Personnel services 1,100,000

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 3,500

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) 40,000

Parts replacement for vehicles and equipment.

Insurance 16,810

Insurance costs for automobiles, property and workers' compensation.

Minor operating equipment 20,000

Costs associated with small equipment purchases.

Horticulture dumpster 40,000

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

Employee uniforms 34,000

Costs associated with employee uniforms.

Chemicals 58,000

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 130,000

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

Mulch program 83,000

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	40,000
Replacement and renovation of landscape material.	
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.	
Contractual services-palm pruning	82,000
This expenditure includes the hiring of a contractor for the annual pruning of palm trees through the CDD areas of responsibility.	
Fountain maintenance	10,000
Cost of maintaining the entry feature.	
Office operations	23,000
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	8,546
Personnel	
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and maintenance - parts	6,330
Insurance	1,899
Insurance costs for automobiles that relate to this department.	
Parks & Recreation	
Utilities	10,500
These expenditures relate to water/sewer and electrical expense for Central Park, which includes a water feature and two (2) floating fountains.	
Operating supplies	1,000
These expenditures include costs related to central park and miscellaneous supplies and part replacement used during the daily activities of the department.	
Other fees & charges	
Property appraiser	3,625
The property appraiser charges \$1.00 per parcel.	
Tax collector	5,358
The tax collector charges \$1.50 per parcel.	
Total expenditures	\$ 2,549,520

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected			
REVENUES							
Assessment levy: on-roll - gross	\$ 2,087,690				\$ 2,087,730		
Allowable discounts (4%)	(83,508)				(83,509)		
Assessment levy: on-roll - net	2,004,182	\$ 1,937,450	\$ 66,732	\$ 2,004,182	2,004,221	0%	0%
Interest	404	44	440	484	40,360	9890%	99%
Street sweeping	10,494	-	10,494	10,494	10,494	0%	0%
Miscellaneous	-	109	-	109	-	N/A	N/A
Total revenues	2,015,080	1,937,603	77,666	2,015,269	2,055,075	2%	2%
EXPENDITURES							
Professional fees							
Supervisors**	9,689	3,714	4,764	8,478	9,689	0%	12%
Engineering	12,171	10,623	4,878	15,501	12,171	0%	-27%
Legal	14,605	4,150	7,315	11,465	14,605	0%	21%
Audit**	7,500	3,043	1,313	4,356	7,500	0%	42%
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	2,547	2,045	4,592	4,089	0%	-12%
Assessment roll preparation	6,877	6,877	-	6,877	6,877	0%	0%
Telephone	771	385	386	771	771	0%	0%
Postage & reproduction	1,095	490	691	1,181	1,095	0%	-8%
Printing and binding	3,990	1,995	1,996	3,991	3,990	0%	0%
Legal Notices and Communications	913	438	623	1,061	913	0%	-16%
Office supplies	609	641	441	1,082	609	0%	-78%
Subscriptions and memberships	213	213	-	213	213	0%	0%
ADA website compliance	205	128	-	128	205	0%	38%
Insurance**	8,885	9,273	-	9,273	9,551	7%	3%
Miscellaneous (bank fees)	5,477	2,496	1,875	4,371	5,477	0%	20%
Total professional fees	124,799	70,867	50,182	121,049	125,465	1%	4%
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	1,284	1,572	2,568	0%	39%
Other contractual services: lakes	162,816	71,468	75,883	147,351	146,381	-10%	-1%
Other contractual services: wetlands	30,817	15,447	8,731	24,178	30,817	0%	22%
Other contractual services: culverts/dr	30,817	16,491	14,447	30,938	30,817	0%	0%
Other contractual services: lake health	5,136	2,853	1,284	4,137	5,136	0%	19%
Aquascaping	15,408	-	12,502	12,502	15,408	0%	19%
Capital outlay	7,704	-	2,972	2,972	7,704	0%	61%
Repairs and Maintenance (Aerators)	7,704	1,911	2,403	4,314	7,704	0%	44%
Contingencies	-	4,314	4,992	9,306	-	N/A	N/A
Total water management	262,970	112,772	124,498	237,270	246,535	-6%	4%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23				
EXPENDITURES (continued)							
Street lighting							
Contractual Services	32,456	28,892	16,387	45,279	32,456	0%	-40%
Electricity	32,456	18,979	16,916	35,895	38,947	20%	8%
Hurricane light repair	-	2,669	(503)	2,166	-	N/A	N/A
Total street lighting	64,912	50,540	32,800	83,340	71,403	10%	-17%
Landscape services							
Supervisor	102,642	53,160	36,616	89,776	90,065	-12%	0%
Personnel services	850,963	386,631	372,066	758,697	892,540	5%	15%
Other contractual- horticulturalists	1,623	-	406	406	1,623	0%	75%
Other contractual-training	1,217	122	564	686	1,217	0%	44%
Maintenance tracking software	2,840	1,558	-	1,558	2,840	0%	45%
Capital outlay: equipment	32,456	19,084	1	19,085	48,684	50%	61%
Fuel	20,285	8,250	12,731	20,981	20,285	0%	-3%
Repairs and maintenance (parts)	28,399	33,298	22,315	55,613	32,456	14%	-71%
Insurance	12,404	13,344	-	13,344	13,640	10%	2%
Minor operating equipment	16,228	386	9,973	10,359	16,228	0%	36%
Horticulture dumpster	24,342	63,695	28,723	92,418	32,456	33%	-185%
Employee uniforms	26,776	13,739	15,141	28,880	27,588	3%	-5%
Chemicals	47,061	22,662	23,078	45,740	47,061	0%	3%
Flower program	101,425	65,904	20,118	86,022	105,482	4%	18%
Mulch program	62,478	79,078	-	79,078	67,346	8%	-17%
Plant replacement program	32,456	3,432	11,662	15,094	32,456	0%	53%
Other contractual - tree trimming	5,136	12,982	62,422	75,404	10,272	100%	-634%
Unbudgeted contractual services	61,666	-	-	-	66,535	8%	100%
Fountain maintenance	8,114	435	12,396	12,831	8,114	0%	-58%
Office operations	18,662	9,292	13,281	22,573	18,662	0%	-21%
Monument maintenance	12,171	-	365	365	12,171	0%	97%
Total landscape services	1,469,344	787,052	641,858	1,428,910	1,547,721	5%	8%
Roadway services							
Personnel	6,934	4,390	2,932	7,322	6,934	0%	-6%
Repairs and maintenance - parts	35,953	-	3,286	3,286	5,136	-86%	36%
Insurance	1,284	1,463	-	1,463	1,541	20%	5%
Total roadway services	44,171	5,853	6,218	12,071	13,611	-69%	11%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23				
EXPENDITURES (continued)							
Parks & recreation							
Utilities	8,640	5,051	3,381	8,432	10,080	17%	16%
Operating supplies	960	630	681	1,311	960	0%	-37%
Total parks and recreation	<u>9,600</u>	<u>5,681</u>	<u>4,062</u>	<u>9,743</u>	<u>11,040</u>	<u>15%</u>	<u>12%</u>
Other fees & charges							
Property appraiser	3,480	3,480	-	3,480	3,480	0%	0%
Tax collector	5,144	4,217	-	4,217	5,144	0%	18%
Total other fees & charges	<u>8,624</u>	<u>7,697</u>	<u>-</u>	<u>7,697</u>	<u>8,624</u>	<u>0%</u>	<u>11%</u>
Total expenditures	<u>2,015,090</u>	<u>1,055,797</u>	<u>874,953</u>	<u>1,930,750</u>	<u>2,055,069</u>	<u>2%</u>	<u>6%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(10)	881,806	(797,287)	84,519	6		
Fund balance - beginning (unaudited)	601,448	643,168	1,524,974	643,168	727,687		
Fund balance - ending (projected)	<u>\$ 601,438</u>	<u>\$ 1,524,974</u>	<u>\$ 727,687</u>	<u>\$ 727,687</u>	<u>\$ 727,693</u>		

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

Description	Total Units	Assessment Summary		Total Revenue
		2023	2024	
Common & Administration	156.57	\$ 254.48	\$ 254.23	\$ 39,804.79
Full Assessment	3043.17	645.33	648.84	1,974,530.42
Limited Benefit Assessment-outside g	487.93	172.15	150.42	73,394.43
	<u>3,687.67</u>			<u>\$ 2,087,729.64</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Revenues & Expenditures			
REVENUES							
Assessment levy: on-roll - gross	\$ 502,421				\$ 502,411		
Allowable discounts (4%)	(20,097)				(20,096)		
Assessment levy: on-roll - net	482,324	\$ 457,624	\$ 24,700	\$ 482,324	482,315	0%	0%
Interest	98	131	-	131	9,642	9739%	99%
Street sweeping	2,506	-	2,506	2,506	2,506	0%	0%
Miscellaneous	-	-	34,587	34,587	-	N/A	N/A
Total revenues	484,928	457,755	61,793	519,548	494,463	2%	-5%
EXPENDITURES							
Professional fees							
Supervisors**	9,689	3,714	4,764	8,478	9,689	0%	12%
Engineering	2,829	2,469	1,134	3,603	2,829	0%	-27%
Legal	3,395	965	1,700	2,665	3,395	0%	22%
Audit**	7,500	707	1,313	2,020	7,500	0%	73%
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	592	475	1,067	951	0%	-12%
Assessment roll preparation	1,599	1,599	-	1,599	1,599	0%	0%
Telephone	179	90	90	180	179	0%	-1%
Postage & reproduction	255	114	160	274	255	0%	-7%
Printing and binding	928	464	464	928	928	0%	0%
Legal Notices and Communications	212	102	145	247	212	0%	-17%
Office supplies	141	149	102	251	141	0%	-78%
Subscriptions and memberships	50	50	-	50	50	0%	0%
ADA website compliance	48	30	-	30	48	0%	38%
Insurance**	8,885	9,273	-	9,273	9,551	7%	3%
Miscellaneous (bank fees)	1,273	564	436	1,000	1,273	0%	21%
Total professional fees	49,023	26,427	16,328	42,755	49,689	1%	14%
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	299	366	597	0%	39%
Other contractual services: lakes	37,845	16,611	17,638	34,249	34,024	-10%	-1%
Other contractual services: wetlands	7,163	3,590	2,030	5,620	7,163	0%	22%
Other contractual services: culverts/drains	7,163	3,833	3,358	7,191	7,163	0%	0%
Other contractual services: lake health	1,194	663	299	962	1,194	0%	19%
Aquascaping	3,582	-	2,906	2,906	3,582	0%	19%
Capital outlay	1,791	-	691	691	1,791	0%	61%
Repairs and Maintenance (Aerators)	1,791	444	558	1,002	1,791	0%	44%
Contingencies	-	1,003	1,160	2,163	-	N/A	N/A
Total water management	61,126	26,211	28,939	55,150	57,305	-6%	4%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Revenues & Expenditures			
EXPENDITURES (continued)							
Street lighting							
Contractual Services	7,544	6,715	3,809	10,524	7,544	0%	-40%
Electricity	7,544	4,411	3,932	8,343	9,053	20%	8%
Hurricane light repair	-	620	(117)	503	-	N/A	N/A
Total street lighting	<u>15,088</u>	<u>11,746</u>	<u>7,624</u>	<u>19,370</u>	<u>16,597</u>	<u>10%</u>	<u>-17%</u>
Landscape services							
Supervisor	23,858	12,360	8,511	20,871	20,935	-12%	0%
Personnel services	197,796	89,964	86,482	176,446	207,460	5%	15%
Other contractual- horticulturalists	377	-	94	94	377	0%	75%
Other contractual-training	283	28	131	159	283	0%	44%
Maintenance tracking software	660	362	-	362	660	0%	45%
Capital outlay	7,544	4,436	-	4,436	11,316	50%	61%
Fuel	4,715	1,918	2,959	4,877	4,715	0%	-3%
Repairs and maintenance (parts)	6,601	7,782	5,187	12,969	7,544	14%	-72%
Insurance	2,883	3,136	-	3,136	3,170	10%	1%
Minor operating equipment	3,772	90	2,318	2,408	3,772	0%	36%
Horticulture dumpster	5,658	14,805	6,676	21,481	7,544	33%	-185%
Employee uniforms	6,224	3,193	3,519	6,712	6,412	3%	-5%
Chemicals	10,939	5,267	5,364	10,631	10,939	0%	3%
Flower program	23,575	15,319	4,676	19,995	24,518	4%	18%
Mulch program	14,522	18,381	-	18,381	15,654	8%	-17%
Plant replacement program	7,544	798	2,711	3,509	7,544	0%	53%
Other contractual - tree trimming	1,194	3,018	14,509	17,527	2,388	100%	-634%
Unbudgeted contractual services	14,334	-	-	-	15,465	8%	100%
Fountain maintenance	1,886	101	2,881	2,982	1,886	0%	-58%
Office operations	4,338	2,160	3,087	5,247	4,338	0%	-21%
Monument maintenance	2,829	-	85	85	2,829	0%	97%
Total landscape services	<u>341,532</u>	<u>183,118</u>	<u>149,190</u>	<u>332,308</u>	<u>359,749</u>	<u>5%</u>	<u>8%</u>
Roadway services							
Personnel	1,612	1,020	681	1,701	1,612	0%	-6%
Repairs and maintenance - parts	8,357	-	764	764	1,194	-86%	36%
Insurance	299	344	-	344	358	20%	4%
Total roadway services	<u>10,268</u>	<u>1,364</u>	<u>1,445</u>	<u>2,809</u>	<u>3,164</u>	<u>-69%</u>	<u>11%</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Revenues & Expenditures			
EXPENDITURES (continued)							
Parks & recreation							
Utilities	360	210	786	996	420	17%	-137%
Operating supplies	40	26	158	184	40	0%	-360%
Total parks and recreation	<u>400</u>	<u>236</u>	<u>944</u>	<u>1,180</u>	<u>460</u>	<u>15%</u>	<u>-157%</u>
Other fees & charges							
Property appraiser	145	145	-	145	145	0%	
Tax collector	214	1,142	-	1,142	214	0%	
Total other fees & charges	<u>359</u>	<u>1,287</u>	<u>-</u>	<u>1,287</u>	<u>359</u>	<u>0%</u>	
Total expenditures	<u>484,925</u>	<u>253,953</u>	<u>208,035</u>	<u>461,988</u>	<u>494,452</u>	<u>2%</u>	
Excess/(deficiency) of revenues over/(under) expenditures	3	203,802	(146,242)	57,560	11		
Fund balance - beginning (unaudited)	378,811	383,414	587,216	383,414	440,974		
Fund balance - ending (projected)	<u>\$ 378,814</u>	<u>\$ 587,216</u>	<u>\$ 440,974</u>	<u>\$ 440,974</u>	<u>\$ 440,985</u>		

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

Description	Total Units	Assessment Summary		Total Revenue
		2023	2024	
Full Assessment	828.54	\$ 603.91	\$ 604.18	\$ 500,587.30
Limited Benefit Assessment-outside gates	10.73	191.70	169.98	1,823.89
	<u>839.27</u>			<u>\$ 502,411.19</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023							
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected	Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected	
REVENUES								
Assessment levy: on-roll - gross	\$ 803,496				\$ 803,492			
Allowable discounts (4%)	(32,140)				(32,140)			
Assessment levy: on-roll - net	771,356	\$ 744,081	\$ 27,275	\$ 771,356	771,352	0%	0%	
Interest	500	47	\$ 857	904	15,000	2900%	94%	
Total revenues	771,856	744,128	28,132	772,260	786,352	2%	2%	
EXPENDITURES								
Professional fees								
Accounting & payroll	9,380	4,690	4,690	9,380	9,380	0%	0%	
Computer services	3,411	1,706	1,705	3,411	3,411	0%	0%	
Assessment roll preparation	1,150	1,150	-	1,150	1,150	0%	0%	
Field management	14,211	7,106	7,105	14,211	14,211	0%	0%	
Other current charges	-	-	-	-	-	N/A	N/A	
Total professional fees	28,152	14,652	13,500	28,152	28,152	0%	0%	
Street lighting								
Contractual services - lightpoles	5,000	-	63,943	63,943	5,000	0%	-1179%	
Equipment	-	1,493	(1,493)	-	-	N/A	N/A	
Total street lighting	5,000	1,493	62,450	63,943	5,000	0%	-1179%	
Landscape services								
Personnel services	353,704	188,055	167,567	355,622	296,200	-16%	-20%	
Other contractual- horticulturalists	1,500	-	375	375	1,500	0%	75%	
Other contractual- training	1,500	-	375	375	1,500	0%	75%	
Other Contractual- turf and shrub					100,000			
Capital outlay	20,000	-	-	-	20,000	0%	100%	
Fuel	9,000	4,146	2,250	6,396	7,500	-17%	15%	
Repairs & maintenance (parts)	15,000	3,520	5,862	9,382	12,000	-20%	22%	
Insurance	3,000	2,687	-	2,687	3,000	0%	10%	
Horticulture dumpster	16,000	-	4,000	4,000	16,000	0%	75%	
Miscellaneous equipment	2,500	260	716	976	2,500	0%	61%	
Chemicals	17,000	5,816	4,361	10,177	2,500	-85%	-307%	
Flower program	66,000	23,203	28,773	51,976	70,000	6%	26%	
Mulch program	40,500	20,194	-	20,194	40,000	-1%	50%	
Plant replacement program	40,000	3,472	10,092	13,564	40,000	0%	66%	
Other contractual - tree trimming	10,000	11,750	600	12,350	12,000	20%	-3%	
Monument maintenance	3,000	-	90	90	3,000	0%	97%	
Total landscape services	598,704	263,103	225,061	488,164	627,700	5%	22%	

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023						
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected	Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
Fountain services							-
Operating supplies	140,000	64,151	71,358	135,509	140,000	0%	3%
Total fountain services	140,000	64,151	71,358	135,509	140,000	0%	3%
Total expenditures	771,856	343,399	372,369	715,768	800,852	4%	11%
Excess/(deficiency) of revenues over/(under) expenditures	-	400,729	(344,237)	56,492	(14,500)		
Fund balance - beginning (unaudited)	334,835	348,468	749,197	348,468	404,960		
Fund balance - ending (projected)	<u>\$ 334,835</u>	<u>\$ 749,197</u>	<u>\$ 404,960</u>	<u>\$ 404,960</u>	<u>\$ 390,460</u>		

Description	Total Units	Assessments		Total Revenue
		2023	2024	
002 Assessment	1,259.63	\$ 637.88	\$ 637.88	\$ 803,492.78

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023						
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected	Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	\$ 352,614				\$ 322,443		
Allowable discounts (4%)	(14,105)				(12,898)		
Assessment levy - net	338,509	\$ 324,990	\$ 4,393	\$ 329,383	309,545	-9%	-6%
Irrigation revenue	506,896	218,665	264,704	483,369	584,000	15%	17%
Total revenues	845,405	543,655	269,097	812,752	893,545	6%	9%
OPERATING EXPENSES							
Professional fees							
Supervisors	6,459	2,476	3,174	5,650	6,459	0%	13%
Engineering	5,000	4,364	2,004	6,368	5,000	0%	-27%
Legal	6,000	1,705	3,006	4,711	6,000	0%	21%
Audit	5,000	1,251	876	2,127	5,000	0%	57%
Management	16,404	8,203	8,201	16,404	16,732	2%	2%
Accounting & payroll	5,600	2,800	2,800	5,600	5,600	0%	0%
Computer services	1,680	1,047	836	1,883	1,680	0%	-12%
Utility billing	33,500	18,303	19,308	37,611	33,500	0%	-12%
Telephone	311	156	153	309	311	0%	1%
Postage & reproduction	450	201	285	486	450	0%	-8%
Printing and binding	1,639	820	820	1,640	1,639	0%	0%
Legal Notices and Communications	375	180	258	438	375	0%	-17%
Office supplies	250	263	181	444	250	0%	-78%
Subscriptions and memberships	87	88	-	88	87	0%	-1%
ADA website compliance	147	52	-	52	147	0%	65%
Insurance	6,038	6,182	(144)	6,038	6,340	5%	5%
Miscellaneous (bank fees)	2,250	1,032	769	1,801	2,250	0%	20%
Total Professional fees	91,190	49,123	42,527	91,650	91,820	1%	0%
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	918	1,123	1,835	0%	39%
Other contractual services: lakes	116,339	51,067	54,218	105,285	104,595	-10%	-1%
Other contractual services: wetlands	22,020	11,039	6,240	17,279	22,020	0%	22%
Other contractual services: culverts/drains	22,020	11,783	10,324	22,107	22,020	0%	0%
Other contractual services: lake health	3,670	1,856	919	2,775	3,670	0%	24%
Aquascaping	11,010	-	-	-	11,010	0%	100%
Capital outlay	5,505	-	2,124	2,124	5,505	0%	61%
Repairs and Maintenance (Aerators)	5,505	1,365	4,247	5,612	5,505	0%	-2%
Contingencies	-	3,083	1,037	4,120	-	N/A	N/A
Total water management services	187,904	80,398	80,027	160,425	176,160	-6%	9%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023						
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected	Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	3,670	-	918	918	7,340	100%	87%
Total landscape services	3,670	-	918	918	7,340	100%	87%
Roadway Services							
Personnel	4,955	2,248	1,621	3,869	4,955	0%	22%
Repairs and Maintenance - Parts	25,690	-	6,423	6,423	3,670	-86%	-75%
Insurance	2,500	1,422	45	1,467	3,000	20%	51%
Total Roadway Services	33,145	3,670	8,089	11,759	11,625	-65%	-1%
Irrigation services							
Personnel	82,650	42,483	25,839	68,322	74,000	-10%	8%
Reclaimed water- Bay Creek	75,646	31,626	61,423	93,049	75,646	0%	-23%
Surplus RCS Water- Bayside	75,945	-	-	-	75,945	0%	100%
Repairs and maintenance - parts	25,000	14,259	14,967	29,226	25,000	0%	-17%
Insurance	11,500	11,847	-	11,847	12,500	9%	5%
Meter costs	7,500	2,407	3,193	5,600	7,500	0%	25%
Other contractual services	9,000	8,590	7,299	15,889	9,000	0%	-77%
Electricity	95,000	44,287	56,077	100,364	95,000	0%	-6%
Pumps & machinery	50,000	28,923	29,397	58,320	75,000	50%	22%
Depreciation	60,000	29,256	29,628	58,884	60,000	0%	2%
Total irrigation services	492,241	213,678	227,823	441,501	509,591	4%	13%
Total operating expenses	820,750	353,169	364,766	717,935	809,136	-1%	11%
Operating income/loss	24,655	190,486	(95,669)	94,817	84,409		
Nonoperating revenues/(expenses)							
Interest income	500	1,289	-	1,289	500	0%	
Total nonoperating revenues/(expenses)	500	1,933	-	1,933	500	0%	
Change in net assets	25,155	192,419	(95,669)	96,750	84,909		
Total net assets - beginning (unaudited)	1,264,513	1,272,392	1,464,811	1,272,392	1,369,142		
Total net assets - ending (projected)	<u>\$ 1,289,668</u>	<u>\$ 1,464,811</u>	<u>\$ 1,369,142</u>	<u>\$ 1,369,142</u>	<u>\$ 1,454,051</u>		

Description	Total Units	Assessment Summary		Total Revenue
		2023	2024	
Full Assessment	4,013.52	\$ 87.86	\$ 80.34	\$ 322,446

**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 in fiscal year 2022.		
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			6,000
	Coleman, Yovanovich and Koester, PA serves Bayside and Daniel H. Cox, PA. serves Bay Creek, both provide on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local		
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			16,732
	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			33,500
	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.		

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

EXPENDITURES (continued)

Postage & reproduction	450
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	1,639
Letterhead, envelopes, copies, etc.	
Legal Notices and Communications	375
The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Office supplies	250
Accounting and administrative supplies.	
Subscriptions and memberships	87
Annual fee paid to the Department of Community Affairs.	
ADA website compliance	147
Insurance	6,340
The Districts carry public officials and general liability insurance with policies written by Florida Municipal Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
Miscellaneous (bank fees)	2,250
Bank charges and other miscellaneous expenses incurred during the year.	

Field Management fees

Other contractual services	12,600
As part of the consulting manager's contract, the Districts retain the services of a field manager. The field manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, ensuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs and attends Board meetings. This service is provided by Wrathell, Hunt and Associates, LLC .	

Water management services

Other Contractual services	
The Districts contract with licensed and qualified contractors to provide lake, wetland, underground and biologists to provide the needed maintenance services.	
Other contractual services: lakes	104,595
Other contractual services: wetlands	22,020
Other contractual services: culverts/drains	22,020
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	
Irrigation services	
Personnel	74,000
Includes salary, taxes and benefits for the Districts' maintenance supervisor and irrigation manager.	
Reclaimed water- Bay Creek	75,646
Surplus RCS Water- Bayside	75,945
Repairs and maintenance - parts	25,000
Parts replacement for vehicles and equipment.	
Insurance	12,500
Insurance costs for automobiles, property and workers' compensation.	
Meter costs	7,500
Costs associates with installation of single family residential meters. Revenue to support these costs come directly from the meter fee assessed at the time of the application to connect to the system	
Other contractual services	9,000
The District contractors with a qualified provider for services related to plant meters and equipment.	
Electricity	95,000
Cost of electricity for operation of Districts' well fields and high service pump.	
Pumps & machinery	75,000
Repairs and maintenance for the irrigation supply system, including main line, valves and well repairs.	
Depreciation	60,000
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	\$ 809,136

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023					Budget % Change 2023 vs 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected	Proposed Budget FY 2024	
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 264,461				\$ 241,832	
Allowable discounts (4%)	(10,579)				(9,674)	
Assessment levy - net	253,882	\$ 244,911	\$ 8,971	\$ 253,882	232,158	-9%
Irrigation revenue	325,000	141,305	194,148	335,453	325,000	0%
Meter fees	-	-	-	-	-	N/A
Total revenues	578,882	386,216	203,119	589,335	557,158	-4%
OPERATING EXPENSES						
Professional fees						
Supervisors**	3,230	1,238	1,587	2,825	3,230	0%
Engineering	3,750	3,273	1,503	4,776	3,750	0%
Legal	4,500	1,279	2,255	3,534	4,500	0%
Audit**	2,500	938	438	1,376	2,500	0%
Management	12,303	6,152	6,151	12,303	12,549	2%
Accounting & payroll	4,200	2,100	2,100	4,200	4,200	0%
Computer services	1,260	785	627	1,412	1,260	0%
Utility billing	25,125	13,727	14,481	28,208	25,125	0%
Telephone	233	117	115	232	233	0%
Postage & reproduction	338	151	214	365	338	0%
Printing and binding	1,229	615	615	1,230	1,229	0%
Legal advertising	281	135	194	329	281	0%
Office supplies	188	197	136	333	188	0%
Subscription and memberships	65	66	-	66	65	0%
ADA website compliance	110	39	-	39	110	0%
Insurance**	3,019	3,091	(72)	3,019	3,170	5%
Miscellaneous	1,688	783	577	1,360	1,688	0%
Total professional fees	64,019	34,686	30,921	65,607	64,416	1%
Field management fees						
Other contractual services	9,450	4,725	4,725	9,450	9,450	0%
Total field management fees	9,450	4,725	4,725	9,450	9,450	0%
Water management services						
NPDES program	1,376	154	689	843	1,376	0%
Other contractual services: lakes	87,254	38,300	40,664	78,964	78,446	-10%
Other contractual services: wetlands	16,515	8,279	4,680	12,959	16,515	0%
Other contractual services: culverts/drain:	16,515	8,837	7,743	16,580	16,515	0%
Other contractual services: lake health	2,753	1,392	689	2,081	2,753	0%
Aquascaping	8,258	-	-	-	8,258	0%
Capital outlay	4,129	-	1,593	1,593	4,129	0%
Repairs and Maintenance (Aerators)*	4,129	1,024	3,185	4,209	4,129	0%
Contingencies	-	2,312	778	3,090	-	N/A
Total water management services	140,929	60,298	60,021	120,319	132,121	-6%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023					Budget % Change 2023 vs 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected	Proposed Budget FY 2024	
OPERATING EXPENSES (continued)						
Landscape services						
Other contractual - tree trimming	2,753	-	689	689	5,505	100%
Total landscape services	2,753	-	689	689	5,505	100%
Roadway Services						
Personnel	3,716	1,686	1,216	2,902	3,716	0%
Repairs and Maintenance - Parts	19,268	-	4,817	4,817	2,753	-86%
Insurance	1,875	1,066	34	1,100	2,250	20%
Total Roadway Services	24,859	2,752	6,067	8,819	8,719	-65%
Irrigation services						
Personnel	61,988	31,862	19,379	51,241	55,500	-10%
Reclaimed water- Bay Creek	-	-	-	-	-	N/A
Surplus RCS Water- Bayside	75,945	-	-	-	75,945	0%
Repairs and maintenance - parts	18,750	10,732	11,225	21,957	18,750	0%
Insurance	8,625	8,885	-	8,885	9,375	9%
Meter costs	5,625	1,805	2,395	4,200	5,625	0%
Other contractual services	6,750	6,442	5,474	11,916	6,750	0%
Electricity	71,250	33,215	42,058	75,273	71,250	0%
Pumps & machinery	37,500	21,692	22,048	43,740	56,250	50%
Depreciation	45,000	21,756	22,221	43,977	45,000	0%
Total irrigation services	331,433	136,389	124,800	261,189	344,445	4%
Total operating expenses	573,443	238,850	226,534	465,384	564,656	-2%
Operating income/loss	5,439	147,366	(23,415)	123,951	(7,498)	-238%
Nonoperating revenues/(expenses)						
Interest income	375	1,287	-	1,287	375	0%
Miscellaneous income	-	644	-	644	-	N/A
Total nonoperating revenues/(expenses)	375	1,931	-	1,931	375	0%
Change in net assets	5,814	149,297	(23,415)	125,882	(7,123)	
Total net assets - beginning (unaudited)	1,168,389	1,268,258	1,417,555	1,268,258	1,394,140	
Total net assets - ending (projected)	<u>\$1,174,203</u>	<u>\$1,417,555</u>	<u>\$1,394,140</u>	<u>\$1,394,140</u>	<u>\$1,387,017</u>	

Assessment Summary

Description	Total Units	2023	2024	Total Revenue
Full Assessment	3,194.34	\$ 82.79	\$ 75.71	\$ 241,843

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

Budget '24
vs
'23 Projected

-9%
-3%
N/A
-6%

13%
-27%
21%
45%
2%
0%
-12%
-12%
0%
-8%
0%
-17%
-77%
-2%
65%
5%
19%
-2%

0%
0%

39%
-1%
22%
0%
24%
100%
61%
-2%
N/A
9%

Budget '24
vs
'23 Projected

87%
87%

22%
-75%
51%
-1%

8%
N/A
100%
-17%
5%
25%
-77%
-6%
22%
2%
24%
18%

-243%
-415%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023						
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected	Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	\$ 88,154				\$ 80,611		
Allowable discounts (4%)*	(3,526)				(3,225)		
Assessment levy - net	84,628	\$ 80,079	\$ 4,549	\$ 84,628	77,386	-9%	-9%
Irrigation revenue	181,896	77,360	100,000	177,360	259,000	42%	32%
Total revenues	266,524	157,439	104,549	261,988	336,386	26%	22%
OPERATING EXPENSES							
Professional fees							
Supervisors**	3,230	1,238	1,587	2,825	3,230	0%	13%
Engineering	1,250	1,091	501	1,592	1,250	0%	-27%
Legal	1,500	426	752	1,178	1,500	0%	21%
Audit**	2,500	313	438	751	2,500	0%	70%
Management	4,101	2,051	2,050	4,101	4,183	2%	2%
Accounting & payroll	1,400	700	700	1,400	1,400	0%	0%
Computer services	420	262	209	471	420	0%	-12%
Utility billing	8,375	4,576	4,827	9,403	8,375	0%	-12%
Telephone	78	39	38	77	78	0%	1%
Postage & reproduction	113	50	71	121	113	0%	-7%
Printing and binding	410	205	205	410	410	0%	0%
Legal advertising	94	45	65	110	94	0%	-17%
Office supplies	63	66	45	111	63	0%	-76%
Subscription and memberships	22	22	-	22	22	0%	0%
ADA website compliance	37	13	-	13	37	0%	65%
Insurance**	3,019	3,091	(36)	3,055	3,170	5%	4%
Miscellaneous	563	249	192	441	563	0%	22%
Total professional fees	27,175	14,437	11,644	26,081	27,408	1%	5%
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	230	281	459	0%	39%
Other contractual services: lakes	29,085	12,767	13,555	26,322	26,149	-10%	-1%
Other contractual services: wetlands	5,505	2,760	1,560	4,320	5,505	0%	22%
Other contractual services: culverts/drains	5,505	2,946	2,581	5,527	5,505	0%	0%
Other contractual services: lake health	918	464	230	694	918	0%	24%
Aquascaping	2,753	-	-	-	2,753	0%	100%
Capital outlay	1,376	-	531	531	1,376	0%	61%
Repairs and Maintenance (Aerators)*	1,376	341	1,062	1,403	1,376	0%	-2%
Contingencies	-	771	259	1,030	-	N/A	N/A
Total water management services	46,977	20,100	20,008	40,108	44,041	-6%	9%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024	Budget % Change 2023 vs 2024	Budget '24 vs '23 Projected
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected			
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	918	-	230	230	1,835	100%	87%
Total landscape services	918	-	230	230	1,835	100%	87%
Roadway Services							
Personnel	1,239	562	405	967	1,239	0%	22%
Repairs and Maintenance - Parts	6,423	-	1,606	1,606	918	-86%	-75%
Insurance	625	356	11	367	750	20%	51%
Total Roadway Services	8,287	918	2,022	2,940	2,907	-65%	-1%
Irrigation services							
Personnel	20,663	10,621	6,460	17,081	18,500	-10%	8%
Reclaimed water- Bay Creek	75,646	31,626	61,423	93,049	75,646	0%	-23%
Surplus RCS Water- Bayside	-	-	-	-	-	N/A	N/A
Repairs and maintenance - parts	6,250	3,527	3,742	7,269	6,250	0%	-16%
Insurance	2,875	2,962	-	2,962	3,125	9%	5%
Meter costs	1,875	602	798	1,400	1,875	0%	25%
Other contractual services	2,250	2,148	1,825	3,973	2,250	0%	-77%
Electricity	23,750	11,072	14,019	25,091	23,750	0%	-6%
Pumps & machinery	12,500	7,231	7,349	14,580	18,750	50%	22%
Depreciation	15,000	7,500	7,407	14,907	15,000	0%	1%
Total irrigation services	160,809	77,289	103,023	180,312	165,146	3%	-9%
Total operating expenses	247,316	114,319	138,272	252,591	244,487	-1%	-3%
Operating income/loss	19,208	43,120	(33,723)	9,397	91,899	378%	90%
Nonoperating revenues/(expenses)							
Interest income	125	2	-	2	125	0%	98%
Total nonoperating revenues/(expenses)	125	2	-	2	125	0%	98%
Change in net assets	19,333	43,122	(33,723)	9,399	92,024		90%
Total net assets - beginning (unaudited)	96,111	4,134	47,256	4,134	13,533		
Total net assets - ending (projected)	<u>\$ 115,444</u>	<u>\$ 47,256</u>	<u>\$ 13,533</u>	<u>\$ 13,533</u>	<u>\$ 105,557</u>		

Description	Total Units	Assessment Summary		Total Revenue
		2023	2024	
Full Assessment	819.18	\$ 107.61	\$ 98.40	\$ 80,607

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

**Bayside
Improvement Community Development District**

*****PRELIMINARY*****

Lee County

2023 - 2024 Assessments			O&M Assessment			Total Assessment	Change vs. Prior Year	
			General Fund	Colony Fund	Enterprise Fund		\$\$	%
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$ 150.42	\$ -	\$ 75.71	\$ 226.13	\$ (28.81)	-13%	
Bayside Neighborhoods	Full Assessment	\$ 648.84	\$ -	\$ 75.71	\$ 724.55	\$ (3.57)	0%	
Bayside Neighborhoods	Common and Administration	\$ 254.23	\$ -	\$ 75.71	\$ 329.94	\$ (7.33)	-2%	
The Colony Neighborhoods	Full Assessment	\$ 648.84	\$ 637.88	\$ 75.71	\$ 1,362.43	\$ (3.57)	0%	
The Colony Neighborhoods	Common and Administration	\$ 254.23	\$ 637.88	\$ 75.71	\$ 967.82	\$ (7.33)	-1%	

2022 - 2023 Assessments			O&M Assessment			Total Assessment
			General Fund	Colony Fund	Enterprise Fund	
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$ 172.15	\$ -	\$ 82.79	\$ 254.94	
Bayside Neighborhoods	Full Assessment	\$ 645.33	\$ -	\$ 82.79	\$ 728.12	
Bayside Neighborhoods	Common and Administration	\$ 254.48	\$ -	\$ 82.79	\$ 337.27	
The Colony Neighborhoods	Full Assessment	\$ 645.33	\$ 637.88	\$ 82.79	\$ 1,366.00	
The Colony Neighborhoods	Common and Administration	\$ 254.48	\$ 637.88	\$ 82.79	\$ 975.15	

**Bay Creek
Community Development District
2023-2024 Assessments**

*****PRELIMINARY*****

Residential Neighborhoods (per unit)	O&M Assessment			Change Vs. Prior Year	
	General Fund	Enterprise Fund	Total Assessment	\$	%
Ascot	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
Pinewater Place	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
Bay Creek	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
The Ridge	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
Bay Creek (phase 2)	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
Baycrest Villas	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
Costa Del Sol	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
The Cottages	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
Southbridge	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
Creekside Crossing	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
The Point	\$ 604.18	\$ 98.40	\$ 702.58	\$ (8.94)	-1%
Commercial & Golf Course					
Pelican's Nest Golf Course	\$ 34,764.52	\$ 3,685.08	\$ 38,449.60	\$ (329.37)	-1%
US 41 Commercial Parcels	\$ 1,823.89	\$ 1,055.83	\$ 2,879.72	\$ (331.88)	-12%

Fiscal year 2022 - 2023 Assessments:	SF	\$ 603.91	\$ 107.61	\$ 711.52
	MF	\$ 603.91	\$ 107.61	\$ 711.52
	GC	\$ 34,748.98	\$ 4,029.99	\$ 38,778.97
	COMM	\$ 2,056.94	\$ 1,154.66	\$ 3,211.60

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 2024

Parcel	Classification	2023 Units	2024 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 2024

Parcel	Classification	2023 Units	2024 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
Florenzia	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
	Sub-total	880	880

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2024

Parcel	Classification	2023 Units	2024 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	1565.93
	Total Full Assessment Units	3531.10	3531.10
FUTURE UNITS			
Reduced Services			
Elks Lodge	non-profit	6.57	6.57
	Sub-total	6.57	6.57
Multi-Family			
Colony VIII (5630)	MF	75	75
Colony IX (5640)	MF	75	75
	Sub-total	150	150
	Total Future Limited Service Assessment Units	156.57	156.57
	Grand Total of Bayside Assessable Units	3687.67	3687.67

4,526.94

**BAYCREEK COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS
Fiscal Year 2024**

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		
Creskide 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	771.00

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2024**

	2023	2024
	Units	Units
Unit 1- Pennyroyal	43.00	43.00
Unit 2- Goldcrest	42.00	42.00
Unit 3- Lakemont	101.00	101.00
Unit 4 - Lakemont	42.00	42.00
Unit 6- Bay Cedar I	30.00	30.00
Unit 7- The Capri	63.00	63.00
Unit 8- Longlake	39.00	39.00
Unit 9- Lakemont	22.00	22.00
Unit 10 -Longlake	64.00	64.00
Unit 11- Longlake	33.00	33.00
Unit 12- Longlake	11.00	11.00
Unit 13- Longlake Village	56.00	56.00
Unit 15- Bay Cedar II	36.00	36.00
Unit 19- Heron Point	23.00	23.00
Coventry	8.00	8.00
Lakemont Cove	124.00	124.00
Cypress Island	68.00	68.00
Palm Colony	120.00	120.00
Sandpiper Isles	100.00	100.00
Sandpiper Greens	48.00	48.00
Mystic Ridge	46.00	46.00
Sawgrass Point	124.00	124.00
The Reserve	60.00	60.00
Southbridge	34.00	34.00
LaScala (Baywinds addition)	64.00	64.00
Palermo (Baywinds addition)	71.00	71.00
Waterside	46.00	46.00
Messina Ct.	6.00	6.00
Sanctuary	52.00	52.00
Addison Place	28.00	28.00
Tuscany Isles	40.00	40.00
Bellagio	26.00	26.00
Heron Cove	22.00	22.00
Heron Glen	15.00	15.00
Las Palmas	49.00	49.00
Merano	100.00	100.00
Sorento	72.00	72.00
Treviso (Colony II)	76.00	76.00
Villa Trevi	5.00	5.00
Villa @ Castella	24.00	24.00
Casa @ Castella	24.00	24.00
Mansions @ Castella	24.00	24.00
Florenca (Colony III-5610)	116.00	116.00
Navona	100.00	100.00
Tezetto Phase I	30.00	30.00

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2024**

	2023	2024
	Units	Units
Tezetto Phase II	39.00	39.00
Altaira Colony IV (5620)	75.00	75.00
Cielo Colony V (5450)	96.00	96.00
Colony VIII (5630)	75.00	75.00
Colony IX (5640)	75.00	75.00
Ponza (former Pelican Landing Residential Assoc)	13.00	13.00
Parcel F/B	35.26	35.26
PNGC Clubhouse	32.14	32.14
PCGC Clubhouse	31.63	31.63
Walden Center	37.70	37.70
Tides	280.00	280.00
Tract I	6.61	6.61
Coconut Square Lot 1	8.10	8.10
Coconut Square Lot 2	5.86	5.86
Coconut Square Lot 3	5.72	5.72
Coconut Square Lot 4	5.82	5.82
Coconut Square Lot 5	15.15	15.15
Colony Sales Office	1.00	1.00
North Building	11.08	11.08
South Building	11.08	11.08
Tract E WCI Site	7.19	7.19
Bayside	3,194.34	3,194.34
Ascot	48.00	48.00
Pinewater Place	44.00	44.00
Unit 16 Bay Creek	20.00	20.00
Unit 17 The Ridge	43.00	43.00
Unit 17 addition The Ridge	2.00	2.00
Bay Creek Phase 2	15.00	15.00
Baycrest Villas	90.00	90.00
Costa Del Sol	62.00	62.00
Unit 18 The Cottages	41.00	41.00
Southbridge	132.00	132.00
Creekside Crossing	114.00	114.00
The Point	160.00	160.00
Commercial	10.73	10.73
PN Golf Club	37.45	37.45
Bay Creek	819.18	819.18
Total Enterprise Fund	4,013.52	4,013.52

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND MONTHLY BUDGET AND YEAR END
Fiscal Year 2023
6/23**

	Adopted Annual Budget	Actual October	Actual November	Actual December	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Projected Budget July	Projected Budget August	Projected Budget September	Total	Current YTD Actuals	Projected Year End	Variance
REVENUES																	
Assessment levy: on-roll - gross	\$ 2,087,690	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Allowable discounts (4%)	(83,508)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment levy: on-roll - net	2,004,182	-	65,615	838,223	704,482	304,262	24,868	-	13,233	6,277	-	-	-	1,956,969	1,956,960	2,004,182	47,213
Interest	404	8	5	5	6	9	11	15	14	12	34	34	34	186	85	186	(0)
Street sweeping	10,494	-	-	-	-	-	-	-	-	-	-	-	10,494	10,494	-	10,494	-
Miscellaneous-FEMA/State reimb		-	108	-	-	-	-	-	30,814	1,116	-	-	-	32,038	32,038	32,038	64,076
Total revenues	2,015,080	8	65,728	838,228	704,488	304,271	24,879	15	44,061	7,405	34	34	10,528	1,999,687	1,989,083	2,046,900	111,289
EXPENDITURES																	
Professional fees																	
Supervisors**	9,689	646	-	888	-	727	1,453	807	727	-	1,615	807	807	8,478	5,248	8,478	1,211
Engineering	12,171	-	2,237	-	365	939	7,082	571	304	960	1,014	1,014	1,014	15,501	12,458	15,501	(3,330)
Legal	14,605	-	812	506	887	365	1,580	1,984	37	1,642	1,217	1,217	1,217	11,464	7,813	11,464	3,141
Audit**	7,500	-	-	-	-	3,043	-	-	-	1,313	-	-	-	4,356	4,356	4,356	3,144
Management	34,079	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	2,840	34,079	25,559	34,079	(0)
Accounting & payroll	13,631	1,136	1,136	1,136	1,136	1,136	1,136	1,136	1,136	1,136	1,136	1,136	1,136	13,631	10,223	13,631	-
Computer services	4,089	341	341	341	341	843	341	341	341	341	341	341	341	4,591	3,569	4,591	(502)
Assessment roll preparation	6,877	-	-	6,877	-	-	-	-	-	-	-	-	-	6,877	6,877	6,877	-
Telephone	771	64	65	64	64	64	64	64	64	64	64	64	64	772	579	772	(1)
Postage & reproduction	1,095	116	-	147	77	52	98	77	210	129	91	91	91	1,180	906	1,180	(85)
Printing and binding	3,990	333	333	333	333	333	333	333	333	333	333	333	333	3,991	2,993	3,991	(1)
Legal Notices and Communications	913	-	221	-	-	-	217	396	-	-	76	76	76	1,062	834	1,062	(149)
Office supplies	609	242	-	184	129	86	-	-	288	-	51	51	51	1,081	929	1,081	(472)
Subscriptions and memberships	213	213	-	-	-	-	-	-	-	-	-	-	-	213	213	213	-
ADA website compliance	205	128	-	-	-	-	-	-	-	-	-	-	-	128	128	128	77
Insurance**	8,885	9,273	-	-	-	-	-	-	-	-	-	-	-	9,273	9,273	9,273	(388)
Miscellaneous (bank fees)	5,477	151	143	190	215	1,648	150	170	177	157	456	456	456	4,370	3,001	4,370	1,107
Total professional fees	124,799	15,482	8,128	13,505	6,386	12,076	15,293	8,719	6,456	8,914	9,234	8,427	8,427	121,047	94,960	121,047	3,752
Field management																	
Other contractual	30,670	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	30,669	23,003	30,670	-
Total field management	30,670	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	30,670	23,003	30,670	-
Water management services																	
NPDES program	2,568	-	-	-	288	-	-	-	-	-	-	-	1,284	1,572	288	1,572	996
Other Contractual Services-lakes	162,816	-	11,384	22,770	12,256	11,726	13,331	11,726	11,726	11,726	13,568	13,568	13,568	147,349	106,645	147,349	15,467
Other Contractual Services-wetlands	30,817	-	654	13,255	-	1,538	-	1,027	-	-	2,568	2,568	2,568	24,178	16,474	24,178	6,639
Other Contractual Services-culverts/drai	30,817	-	1,518	10,272	-	-	4,701	6,240	6,769	1,438	-	-	-	30,938	30,938	30,938	(121)
Other Contractual Services-lake health	5,136	-	796	442	601	1,014	-	-	-	-	428	428	428	4,137	2,853	4,137	999
Aquascaping	15,408	-	-	-	-	-	-	-	-	-	-	-	15,408	15,408	-	15,408	-
Capital outlay	7,704	-	-	-	-	-	-	-	-	2,972	-	-	-	2,972	2,972	2,972	4,732
Contingencies		-	-	-	4,313	-	-	-	-	-	-	-	-	4,313	4,313	4,313	(4,313)
Repairs and Maintenance (Aerators)	7,704	-	66	58	290	-	1,497	4,017	-	1,452	642	642	642	9,306	7,380	9,306	(1,602)
Total water management	262,970	-	14,418	46,797	17,748	14,278	19,529	23,010	18,495	17,588	17,206	17,206	33,898	235,873	171,863	240,173	22,797

EXPENDITURES (continued)	Adopted	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected	Projected	Projected	Total	Current	Projected	Variance
	Annual Budget	October	November	December	January	February	March	April	May	June	Budget July	Budget August	Budget September		YTD Actuals	Year End	
Street lighting																	
Electricity	32,456	-	2,757	2,910	6,622	-	6,690	4,105	4,697	-	2,705	2,705	2,705	35,895	27,781	35,895	(3,439)
Hurricane repairs	-	-	2,669	-	-	-	-	-	-	-	-	-	-	2,669	2,669	2,669	(2,669)
Contractual Services	32,456	-	5,188	5,938	1,637	16,128	-	1,340	6,933	-	2,705	2,705	2,705	45,278	37,164	45,278	(12,822)
Total street lighting	64,912	-	10,614	8,848	8,259	16,128	6,690	5,445	11,630	-	5,409	5,409	5,409	83,842	67,614	83,842	(18,930)
Landscape services																	
Supervisor	102,642	7,613	8,152	8,496	8,156	8,198	12,546	5,444	4,404	4,388	7,896	7,896	7,896	91,084	66,088	89,775	12,867
Personnel services	850,963	58,132	58,312	59,974	61,083	61,955	87,175	59,827	55,553	57,111	60,000	60,000	90,000	769,122	549,977	759,977	90,986
Capital outlay: equipment	32,456	18,246	-	-	838	-	-	-	-	-	-	-	-	19,084	19,084	19,084	13,372
Fuel	20,285	-	4,077	-	-	1,810	-	4,872	2,788	-	1,690	1,690	1,690	18,618	15,910	20,981	(696)
Repairs and maintenance (parts)	28,399	3,130	8,702	3,842	7,856	3,757	6,009	3,240	7,045	4,933	2,367	2,367	2,367	55,614	48,514	55,614	(27,215)
Insurance	12,404	13,307	37	-	-	-	-	-	-	-	-	-	-	13,344	13,344	13,344	(940)
Minor operating equipment	16,228	72	95	72	73	73	-	2,080	1,200	2,637	1,352	1,352	1,352	10,359	6,302	10,359	5,869
Horticulture dumpster	24,342	-	14,280	4,747	31,158	7,668	5,841	11,319	4,382	6,937	2,029	2,029	2,029	92,418	86,332	92,418	(68,076)
Employee uniforms	26,776	1,542	3,084	2,072	3,362	2,120	1,558	4,321	1,279	2,847	2,231	2,231	2,231	28,879	22,185	28,879	(2,103)
Chemicals	47,061	3,116	2,178	620	10,238	-	6,510	806	2,547	7,959	3,922	3,922	3,922	45,739	33,974	45,739	1,322
Flower program	101,425	-	41,116	-	-	24,788	-	119	19,999	-	-	-	-	86,022	86,022	86,022	15,403
Mulch program	62,478	-	31,759	32,872	9,555	4,892	-	-	-	-	-	-	-	79,078	79,078	79,078	(16,600)
Plant replacement program	32,456	-	-	1,574	-	1,858	-	205	-	3,343	2,705	2,705	2,705	15,094	6,980	15,094	17,362
Other contractual - tree trimming	5,136	-	-	-	12,982	-	-	-	61,380	-	428	428	428	75,646	74,362	75,646	(70,510)
Other Contractual Services-horticultural	1,623	-	-	-	-	-	-	-	-	-	135	135	135	406	-	406	1,217
Other Contractual Services- training	1,217	-	122	-	-	-	-	-	-	260	101	101	101	686	382	686	531
Maintenance Tracking Software	2,840	-	-	-	-	-	1,558	-	-	-	-	-	-	1,558	1,558	1,558	1,282
Unbudgeted Contractual Services	61,666	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61,666
Fountain maintenance	8,114	83	1	49	177	-	126	8,628	-	1,738	676	676	676	12,831	10,802	12,831	(4,717)
Office operations	18,662	834	1,663	1,756	2,425	1,210	1,403	1,643	3,645	3,330	1,555	1,555	1,555	22,575	17,909	22,575	(3,913)
Monument maintenance	12,171	-	-	-	-	-	-	-	-	-	122	122	122	365	-	365	11,806
Total landscape services	1,469,344	106,075	173,578	116,074	147,903	118,329	122,726	102,385	144,342	115,482	87,209	87,209	117,209	1,438,520	1,138,803	1,430,429	38,915
Roadway services																	
Personnel	6,934	637	652	645	696	718	1,043	479	332	320	450	450	1,000	7,422	5,522	7,422	(488)
Repairs and maintenance - parts	35,953	-	-	-	-	-	-	-	-	-	1,000	1,000	1,000	3,000	-	3,000	32,953
Insurance	1,284	1,459	4	-	-	-	-	-	-	-	-	-	-	1,463	1,463	1,463	(179)
Total roadway services	44,171	2,096	656	645	696	718	1,043	479	332	320	1,450	1,450	2,000	11,885	6,985	11,885	32,286
EXPENDITURES (continued)																	
Parks & recreation																	
Utilities	8,640	739	740	739	739	739	1,355	739	739	739	720	720	720	9,428	7,268	9,428	(788)
Operating supplies	960	-	-	246	246	-	-	315	55	-	80	80	80	1,102	862	1,102	(142)
Total parks and recreation	9,600	739	740	985	985	739	1,355	1,054	794	739	800	800	800	10,530	8,130	10,530	(930)
Other fees & charges																	
Property appraiser	3,480	-	-	-	-	-	3,480	-	-	-	-	-	-	3,480	3,480	3,480	-
Tax collector	5,144	-	4,217	-	-	-	-	-	-	-	-	-	-	4,217	4,217	4,217	927
Total other fees & charges	8,624	-	4,217	-	-	-	3,480	-	-	-	-	-	-	7,697	7,697	7,697	927
Total expenditures	2,015,090	126,948	214,906	189,410	184,533	164,823	172,672	143,648	184,605	145,599	123,864	123,057	170,299	1,944,365	1,519,055	1,936,274	78,816

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

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND MONTHLY BUDGET AND YEAR END PROJECTION
Fiscal Year 2023
6/23**

	Adopted Annual Budget	Actual October	Actual November	Actual December	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Projected Budget July	Projected Budget August	Projected Budget September	Total	Current YTD Actuals	Projected Year End	Variance
REVENUES																	
Assessment levy: on-roll - gross	\$ 502,421	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Allowable discounts (4%)	(20,097)	-	-	-	-	-	-	-	-	-	-	-	-	9	-	9	-
Assessment levy: on-roll - net	482,324	-	19,236	215,032	164,255	51,668	7,433	-	7,690	3,108	-	-	-	468,425	468,422	468,422	(3)
Interest	98	22	21	22	22	21	23	23	24	23	8	8	8	226	201	226	0
Street sweeping	2,506	-	-	-	-	-	-	-	-	-	-	-	2,506	2,506	-	2,506	-
Miscellaneous-FEMA/State reimb	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total revenues	484,928	22	19,257	215,054	164,277	51,689	7,456	23	7,714	3,131	8	8	2,514	471,157	468,623	471,154	(3)
EXPENDITURES																	
Professional fees																	
Supervisors**	9,689	646	-	888	-	727	1,453	807	727	-	1,615	807	807	8,478	5,248	8,478	1,211
Engineering	2,829	-	520	-	85	218	1,646	133	71	223	236	236	236	3,603	2,896	3,603	(774)
Legal	3,395	-	189	118	206	85	367	461	9	382	283	283	283	2,666	1,817	2,666	729
Audit**	7,500	-	-	-	-	707	-	-	-	1,313	-	-	-	2,020	2,020	2,020	5,480
Management	7,921	660	660	660	660	660	660	660	660	660	660	660	660	7,921	5,941	7,921	-
Accounting & payroll	3,168	264	264	264	264	264	264	264	264	264	264	264	264	3,168	2,376	3,168	-
Computer services	951	79	79	79	79	196	79	79	79	79	79	79	79	1,068	830	1,068	(117)
Assessment roll preparation	1,599	-	-	1,599	-	-	-	-	-	-	-	-	-	1,599	1,599	1,599	-
Telephone	179	15	15	15	15	15	15	15	15	15	15	15	15	179	134	179	-
Postage & reproduction	255	27	-	34	18	12	23	18	49	30	21	21	21	275	211	275	(20)
Printing and binding	928	77	77	77	77	77	77	77	77	77	77	77	77	928	696	928	-
Legal Notices and Communications	212	-	51	-	-	-	50	92	-	-	18	18	18	246	193	246	(34)
Office supplies	141	56	-	43	30	20	-	-	67	-	12	12	12	251	216	251	(110)
Subscriptions and memberships	50	50	-	-	-	-	-	-	-	-	-	-	-	50	50	50	-
ADA website compliance	48	30	-	-	-	-	-	-	-	-	-	-	-	30	30	30	18
Insurance**	8,885	9,273	-	-	-	-	-	-	-	-	-	-	-	9,273	9,273	9,273	(388)
Miscellaneous (bank fees)	1,273	35	33	36	42	383	36	40	41	36	106	106	106	1,000	682	1,000	273
Total professional fees	49,023	11,213	1,889	3,814	1,477	3,364	4,671	2,647	2,060	3,080	3,386	2,578	2,578	42,755	34,212	42,755	6,268
Field management																	
Other contractual	7,129	594	594	594	594	594	594	594	594	594	594	594	594	7,129	5,347	7,129	-
Total field management	7,129	594	594	594	594	594	594	594	594	594	594	594	594	7,129	5,347	7,129	-
Water management services																	
NPDES program	597	-	-	-	67	-	-	-	-	-	-	-	299	366	67	366	232
Other Contractual Services-lakes	37,845	-	2,646	5,293	2,848	2,726	3,099	2,726	2,726	2,726	3,154	3,154	3,154	34,251	24,790	34,251	3,594
Other Contractual Services-wetlands	7,163	-	152	3,081	-	357	-	239	-	-	597	597	597	5,620	3,829	5,620	1,543
Other Contractual Services-culverts/dra	7,163	-	352	2,388	-	-	1,093	1,451	1,573	334	-	-	-	7,191	7,191	7,191	(28)
Other Contractual Services-lake health	1,194	-	184	103	140	236	-	-	-	-	100	100	100	962	663	962	233
Aquascaping	3,582	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,582
Capital outlay	1,791	-	-	-	-	-	-	-	-	691	-	-	-	691	691	691	1,100
Contingencies	-	-	-	-	1,003	-	-	-	-	-	-	-	-	-	1,003	1,003	(1,003)
Repairs and Maintenance (Aerators)	1,791	-	16	13	67	-	348	934	-	337	149	149	149	2,163	1,715	2,163	(372)
Total water management	61,126	-	3,350	10,878	4,125	3,319	4,540	5,350	4,299	4,088	3,999	3,999	4,298	51,243	39,949	52,246	8,880

EXPENDITURES (continued)	Adopted	Actual October	Actual November	Actual December	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Projected	Projected	Projected	Total	Current YTD Actuals	Projected Year End	Variance
	Annual Budget										Budget July	Budget August	Budget September				
Street lighting																	
Electricity	7,544	-	641	676	1,539	-	1,555	954	1,092	-	629	629	629	8,343	6,457	8,343	(799)
Hurricane Light Repair			620												620	620	
Contractual Services	7,544	-	1,206	1,380	381	3,749	-	311	1,612	-	629	629	629	10,525	8,639	10,525	(2,981)
Total street lighting	15,088	-	2,467	2,056	1,920	3,749	1,555	1,265	2,704	-	1,257	1,257	1,257	18,868	15,716	19,488	(3,780)
Landscape services																	
Supervisor	23,858	1,770	1,896	1,975	1,896	1,907	2,917	1,266	1,025	1,021	1,835	1,835	1,835	21,179	15,367	20,873	2,985
Personnel services	197,796	13,524	13,568	13,953	14,214	14,418	20,287	13,917	12,924	13,286	13,500	13,500	20,200	177,291	127,966	175,166	22,630
Capital outlay: equipment	7,544	4,241	1	-	195	-	-	-	-	-	-	-	-	4,437	4,437	4,437	3,107
Fuel	4,715	-	948	-	-	421	-	1,132	648	-	393	393	393	4,328	3,698	4,877	(162)
Repairs and maintenance (parts)	6,601	728	2,022	935	1,826	873	1,397	753	1,637	1,147	550	550	550	12,968	11,318	12,968	(6,367)
Insurance	2,883	3,127	9	-	-	-	-	-	-	-	-	-	-	3,136	3,136	3,136	(253)
Minor operating equipment	3,772	17	22	17	17	17	-	483	279	613	314	314	314	2,408	1,465	2,408	1,364
Horticulture dumpster	5,658	-	3,320	1,103	7,242	1,782	1,358	2,631	1,018	1,613	472	472	472	21,482	20,067	21,482	(15,824)
Employee uniforms	6,224	358	716	482	782	493	363	1,004	297	662	519	519	519	6,713	5,157	6,713	(489)
Chemicals	10,939	724	508	144	2,379	-	1,513	188	591	1,850	912	912	912	10,632	7,897	10,632	307
Flower program	23,575	-	9,557	-	-	5,762	-	-	28	4,648	-	-	-	19,995	19,995	19,995	3,580
Mulch program	14,522	-	7,381	7,642	2,221	1,137	-	-	-	-	-	-	-	18,381	18,381	18,381	(3,859)
Plant replacement program	7,544	-	-	366	-	432	-	48	-	777	629	629	629	3,509	1,623	3,509	4,035
Other contractual - tree trimming	1,194	-	-	-	3,018	-	-	-	14,267	-	-	-	-	17,285	17,285	17,285	(16,091)
Other Contractual Services-horticultural	377	-	-	-	-	-	-	-	-	-	31	31	31	94	-	94	283
Other Contractual Services- training	283	-	28	-	-	-	-	-	-	60	24	24	24	159	88	159	124
Maintenance Tracking Software	660	-	-	-	-	-	362	-	-	-	-	-	-	362	362	362	298
Unbudgeted Contractual Services	14,334	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,334
Fountain maintenance	1,886	19	1	11	41	-	30	2,005	-	407	157	157	157	2,986	2,514	2,986	(1,100)
Office operations	4,338	194	386	408	564	281	326	382	846	774	362	362	362	5,246	4,161	5,246	(908)
Monument maintenance	2,829	-	-	-	-	-	-	-	-	-	28	28	28	85	-	85	2,744
Total landscape services	341,532	24,702	40,363	27,036	34,395	27,523	28,553	23,809	33,560	26,858	19,725	19,725	26,425	332,674	264,917	330,792	10,740
Roadway services																	
Personnel	1,612	149	148	150	163	167	241	111	78	74	90	90	140	1,597	1,281	1,601	11
Repairs and maintenance - parts	8,357	-	-	-	-	-	-	-	-	-	350	350	350	1,050	-	1,050	7,307
Insurance	299	343	1	-	-	-	-	-	-	-	-	-	-	344	344	344	(45)
Total roadway services	10,268	492	149	150	163	167	241	111	78	74	440	440	490	2,995	1,625	2,995	7,273
EXPENDITURES (continued)																	
Parks & recreation																	
Utilities	360	31	30	31	31	31	56	31	31	31	30	30	30	393	303	393	(33)
Operating supplies	40	-	-	82	82	-	-	13	2	-	3	3	3	189	179	189	(149)
Total parks and recreation	400	31	30	113	113	31	56	44	33	31	33	33	33	582	482	582	(182)
Other fees & charges																	
Property appraiser	145	-	-	-	-	-	145	-	-	-	-	-	-	145	145	145	-
Tax collector	214	-	1,142	-	-	-	-	-	-	-	-	-	-	1,142	1,142	1,142	(928)
Total other fees & charges	359	-	1,142	-	-	-	145	-	-	-	-	-	-	1,287	1,287	1,287	(928)
Total expenditures	484,925	37,032	49,984	44,641	42,787	38,747	40,355	33,820	43,328	34,725	29,435	28,628	35,676	459,156	363,535	457,274	28,271

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

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND MONTHLY BUDGET AND YEAR END PROJECTION
Fiscal Year 2023
6/23**

	Adopted Annual Budget	Actual October	Actual November	Actual December	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Projected Budget July	Projected Budget August	Projected Budget September	Total	Current YTD Actuals	Projected Year End	Variance
REVENUES																	
Assessment levy: on-roll - gross	\$ 264,461	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Allowable discounts (4%)	(10,579)	-	-	-	-	-	-	-	-	-	-	-	-	(6)	(6)	-	-
Assessment levy: on-roll - net	253,882	-	7,788	106,186	89,243	38,544	3,150	-	1,676	795	-	-	-	247,376	247,382	247,382	6
Irrigation Revenue	325,000	34,639	16,838	24,483	22,671	18,313	24,361	37,614	30,298	52,339	19,500	19,500	19,500	320,056	261,556	320,056	-
Meter Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total revenues	578,882	34,639	24,626	130,669	111,914	56,857	27,511	37,614	31,974	53,134	19,500	19,500	19,500	567,432	508,938	567,438	6
EXPENDITURES																	
Professional fees																	
Supervisors**	3,230	215	-	296	-	242	484	269	242	-	538	269	269	2,825	1,748	2,825	405
Engineering	3,750	-	689	-	113	289	2,182	176	94	296	313	313	313	4,777	3,839	4,777	(1,027)
Legal	4,500	-	250	156	273	113	487	611	12	506	375	375	375	3,533	2,408	3,533	967
Audit**	2,500	-	-	-	-	938	-	-	-	438	-	-	-	1,376	1,376	1,376	1,124
Management	12,303	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	12,303	9,227	12,303	-
Accounting & payroll	4,200	350	350	350	350	350	350	350	350	350	350	350	350	4,200	3,150	4,200	-
Computer services	1,260	105	105	105	105	260	105	105	105	105	105	105	105	1,415	1,100	1,415	(155)
Utility Billing	25,125	-	2,742	2,740	2,737	2,741	2,767	-	5,440	2,760	2,094	2,094	2,094	28,208	21,927	28,208	(3,083)
Telephone	233	19	20	19	19	19	19	19	19	19	19	19	19	234	175	234	(1)
Postage & reproduction	338	36	-	45	24	16	30	24	65	40	28	28	28	365	280	365	(27)
Printing and binding	1,229	102	103	102	102	102	102	102	102	102	102	102	102	1,230	922	1,230	(1)
Legal Notices and Communications	281	-	68	-	-	-	67	122	-	-	23	23	23	327	257	327	(46)
Office supplies	188	75	(1)	57	40	26	-	-	89	-	16	16	16	333	286	333	(145)
Subscriptions and memberships	65	66	-	-	-	-	-	-	-	-	-	-	-	66	66	66	(1)
ADA website compliance	110	39	-	-	-	-	-	-	-	-	-	-	-	39	39	39	71
Insurance**	3,019	3,091	-	-	-	-	-	-	-	-	-	-	-	3,091	3,091	3,091	(72)
Miscellaneous (bank fees)	1,688	47	44	83	55	508	46	52	54	48	141	141	141	1,359	937	1,359	329
Total professional fees	64,019	5,171	5,395	4,979	4,844	6,630	7,665	2,856	7,598	5,690	5,130	4,860	4,860	65,680	50,829	65,680	(1,661)
Field management																	
Other contractual	9,450	788	788	788	788	788	788	788	788	788	788	788	788	9,450	7,088	9,450	-
Total field management	9,450	788	788	788	788	788	788	788	788	788	788	788	788	9,450	7,088	9,450	-
Water management services																	
NPDES program	1,376	-	-	-	154	-	-	-	-	-	-	-	688	842	154	842	534
Other Contractual Services-lakes	87,254	-	6,102	12,202	6,568	6,284	7,144	6,284	6,284	6,284	7,271	7,271	7,271	78,966	57,152	78,966	8,289
Other Contractual Services-wetlands	16,515	-	351	7,104	-	824	-	551	-	-	1,376	1,376	1,376	12,959	8,830	12,959	3,556
Other Contractual Services-culverts/dra	16,515	-	813	5,505	-	-	2,519	3,344	3,628	771	-	-	-	16,580	16,580	16,580	(65)
Other Contractual Services-lake health	2,753	-	427	237	185	544	-	-	-	-	229	229	229	2,081	1,393	2,081	672
Aquascaping	8,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,258
Capital outlay	4,129	-	-	-	-	-	-	-	-	1,593	-	-	-	1,593	1,593	1,593	2,536
Contingencies	-	-	-	-	2,312	-	-	-	-	778	-	-	-	-	3,090	3,090	(3,090)
Repairs and Maintenance (Aerators)	4,129	-	35	31	156	-	802	2,153	-	-	344	344	344	4,209	3,177	4,209	(80)
Total water management	140,929	-	7,728	25,079	9,375	7,652	10,465	12,332	9,912	9,426	9,221	9,221	9,909	117,230	91,969	120,320	20,609

	Adopted Annual Budget	Actual October	Actual November	Actual December	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Projected Budget July	Projected Budget August	Projected Budget September	Total	Current YTD Actuals	Projected Year End	Variance
EXPENDITURES (continued)																	
Landscape services																	
Other contractual - tree trimming	2,753	-	-	-	-	-	-	-	-	-	229	229	229	688	-	688	2,065
Total landscape services	2,753	-	-	-	-	-	-	-	-	-	229	229	229	688	-	688	2,065
Roadway services																	
Personnel	3,716	256	255	257	263	266	387	174	93	94	286	286	286	2,903	2,045	2,903	813
Repairs and maintenance - parts	19,268	-	-	-	-	-	-	-	-	-	1,606	1,606	1,606	4,817	-	4,817	14,451
Insurance	1,875	985	15	13	13	13	26	12	12	11	-	-	-	1,100	1,100	1,100	775
Total roadway services	24,859	1,241	270	270	276	279	413	186	105	105	1,892	1,892	1,892	8,820	3,145	8,820	16,039
EXPENDITURES (continued)																	
Irrigation Supply Services																	
Personnel	61,988	4,533	4,852	5,032	4,927	4,987	7,532	3,247	2,695	2,676	3,200	3,200	4,800	51,681	40,481	51,681	10,307
Reclaimed Water	75,945	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,945
Repairs and Maintenance Parts	18,750	388	3,754	1,206	3,028	818	1,539	2,403	762	3,370	1,563	1,563	1,563	21,956	17,268	21,956	(3,206)
Insurance	8,625	8,861	24	-	-	-	-	-	-	-	-	-	-	8,885	8,885	8,885	(260)
Meter Costs	5,625	-	324	987	494	-	-	-	494	494	469	469	469	4,199	2,793	4,199	1,426
Other Contractual Services	6,750	-	862	1,823	2,633	563	563	1,778	1,163	844	563	563	563	11,916	10,228	11,916	(5,166)
Electricity	71,250	4,716	5,972	-	6,649	15,879	-	8,954	9,351	5,940	5,938	5,938	5,938	75,274	57,461	75,274	(4,024)
Pumps and Machinery	37,500	10,176	3,904	1,393	1,725	461	4,033	7,046	4,546	1,079	3,125	3,125	3,125	43,738	34,363	43,738	(6,238)
Depreciation	45,000	3,626	3,626	3,626	3,626	3,626	3,626	3,626	3,626	3,626	3,750	3,750	3,750	43,884	32,634	43,884	1,116
Total Irrigation Supply Services	331,433	32,300	23,318	14,067	23,082	26,334	17,293	27,054	22,637	18,029	18,606	18,606	20,206	261,532	204,113	261,532	69,901
Total expenditures	573,443	39,500	37,499	45,183	38,365	41,682	36,623	43,216	41,040	34,038	35,865	35,596	37,884	466,489	357,144	466,489	106,954

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

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND MONTHLY BUDGET AND YEAR END PROJECTION
Fiscal Year 2023
6/23**

	Actual Budget	Actual October	Actual November	Actual December	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Projected Budget July	Projected Budget August	Projected Budget September	Total	Current YTD Actuals	Projected Year End	Variance
REVENUES																	
Assessment levy: on-roll - gross	\$ 88,154	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Allowable discounts (4%)	(3,526)	-	-	-	-	-	-	-	-	-	-	-	-	(6)	-	(6)	-
Assessment levy: on-roll - net	84,628	-	3,194	37,798	28,804	8,972	1,311	-	1,370	552	-	-	-	81,995	82,001	82,001	6
Irrigation Revenue	181,896	15,526	13,892	13,827	10,519	9,196	14,400	10,259	15,034	27,919	10,914	10,914	10,914	163,313	\$ 130,572	163,313	(0)
Meter Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total revenues	266,524	15,526	17,086	51,625	39,323	18,168	15,711	10,259	16,404	28,471	10,914	10,914	10,914	245,308	212,573	245,314	6
EXPENDITURES																	
Professional fees																	
Supervisors**	3,230	215	-	296	-	242	484	269	242	-	538	269	269	2,825	\$ 1,748	2,825	405
Engineering	1,250	-	229	-	38	96	727	59	31	99	104	104	104	1,592	\$ 1,279	1,592	(342)
Legal	1,500	-	83	52	91	38	162	204	4	169	125	125	125	1,178	\$ 803	1,178	322
Audit**	2,500	-	-	-	-	313	-	-	-	438	-	-	-	751	\$ 751	751	1,749
Management	4,101	342	342	342	342	342	342	342	342	342	342	342	342	4,101	\$ 3,076	4,101	-
Accounting & payroll	1,400	117	117	117	117	117	117	117	117	117	117	117	117	1,400	\$ 1,050	1,400	-
Computer services	420	35	35	35	35	87	35	35	35	31	35	35	35	468	\$ 363	468	(48)
Utility Billing	8,375	-	915	913	912	914	922	-	1,813	920	698	698	698	9,403	\$ 7,309	9,403	(1,028)
Telephone	78	6	8	6	6	6	6	6	6	6	7	7	7	76	\$ 56	76	3
Postage & reproduction	113	12	8	15	-	5	10	8	22	13	9	9	9	121	\$ 93	121	(8)
Printing and binding	410	34	35	34	34	34	34	34	34	34	34	34	34	411	\$ 308	411	(1)
Legal Notices and Communications	94	-	15	-	8	-	23	41	-	-	8	8	8	110	\$ 87	110	(16)
Office supplies	62	25	-	19	13	8	-	-	30	-	5	5	5	111	\$ 95	111	(49)
Subscriptions and memberships	22	22	-	-	-	-	-	-	-	-	-	-	-	22	\$ 22	22	-
ADA website compliance	37	13	-	-	-	-	-	-	-	-	-	-	-	13	\$ 13	13	24
Insurance**	3,019	3,091	-	-	-	-	-	-	-	-	-	-	-	3,091	\$ 3,091	3,091	(72)
Miscellaneous (bank fees)	563	16	14	16	18	169	17	17	18	16	47	47	47	442	\$ 301	442	121
Total professional fees	27,175	3,928	1,800	1,845	1,613	2,371	2,879	1,132	2,694	2,185	2,069	1,800	1,800	26,113	20,445	26,113	1,061
Field management																	
Other contractual	3,150	263	263	263	263	263	263	263	263	263	263	263	263	3,150	\$ 2,363	3,150	-
Total field management	3,150	263	263	263	263	263	263	263	263	263	263	263	263	3,150	2,363	3,150	-
Water management services																	
NPDES program	459	-	-	-	51	-	-	-	-	-	-	-	230	281	\$ 51	281	179
Other Contractual Services-lakes	29,085	-	2,034	4,067	2,190	2,095	2,381	2,091	2,095	2,095	2,424	2,424	2,424	26,319	\$ 19,048	26,319	2,766
Other Contractual Services-wetlands	5,505	-	117	2,368	-	275	-	184	-	-	459	459	459	4,320	\$ 2,944	4,320	1,185
Other Contractual Services-culverts/dra	5,505	-	271	1,835	-	-	840	1,115	1,209	257	-	-	-	5,527	\$ 5,527	5,527	(22)
Other Contractual Services-lake health	918	-	142	79	62	181	-	-	-	-	77	77	77	694	\$ 464	694	225
Aquascaping	2,753	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	-	2,753
Capital outlay	1,376	-	-	-	-	-	-	-	-	531	-	-	-	531	\$ 531	531	845
Contingencies	-	-	-	-	771	-	-	-	-	259	-	-	-	-	\$ 1,030	1,030	(1,030)
Repairs and Maintenance (Aerators)	1,376	-	12	10	52	-	267	718	-	-	115	115	115	1,403	\$ 1,059	1,403	(27)
Total water management	46,977	-	2,576	8,359	3,126	2,551	3,488	4,108	3,304	3,142	3,074	3,074	3,303	39,075	30,654	40,105	6,873

EXPENDITURES (continued)	Actual Budget	Actual October	Actual November	Actual December	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Projected Budget July	Projected Budget August	Projected Budget September	Total	Current YTD Actuals	Projected Year End	Variance
Landscape services																	
Other contractual - tree trimming	918	-	-	-	-	-	-	-	-	-	77	77	77	230	\$ -	230	689
Total landscape services	918	-	-	-	-	-	-	-	-	-	77	77	77	230	-	230	689
Roadway services																	
Personnel	1,239	86	83	86	88	89	129	58	31	31	95	95	95	967	\$ 681	967	272
Repairs and maintenance - parts	6,423	-	-	-	-	-	-	-	-	-	535	535	535	1,606	\$ -	1,606	4,817
Insurance	625	328	6	4	4	4	9	4	4	4	-	-	-	367	\$ 367	367	258
Total roadway services	8,287	414	89	90	92	93	138	62	35	35	631	631	631	2,940	1,048	2,940	5,347
Irrigation Supply Services																	
Personnel	20,663	1,510	1,618	1,677	1,642	1,661	2,510	1,082	898	893	900	900	1,350	16,641	\$ 13,491	16,641	4,022
Reclaimed Water	75,646	-	15,772	-	8,367	7,486	-	14,982	9,036	18,494	6,304	6,304	6,304	93,049	\$ 74,137	93,049	(17,403)
Repairs and Maintenance Parts	6,250	129	1,487	116	1,009	273	515	802	254	1,123	521	521	521	7,271	\$ 5,708	7,271	(1,021)
Insurance	2,875	2,954	8	-	-	-	-	-	-	-	-	-	-	2,962	\$ 2,962	2,962	(87)
Meter Costs	1,875	-	(127)	564	165	-	-	-	165	165	156	156	156	1,401	\$ 932	1,401	474
Other Contractual Services	2,250	-	287	608	878	188	188	593	388	281	188	188	188	3,973	\$ 3,411	3,973	(1,723)
Electricity	23,750	1,572	1,991	-	2,216	5,293	-	2,984	3,117	1,980	1,979	1,979	1,979	25,091	\$ 19,153	25,091	(1,341)
Pumps and Machinery	12,500	3,392	1,302	465	574	154	1,346	2,349	1,515	360	1,042	1,042	1,042	14,582	\$ 11,457	14,582	(0)
Depreciation	15,000	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	\$ 11,250	15,000	-
Total Irrigation Supply Services	160,809	10,807	23,588	4,680	16,101	16,305	5,809	24,042	16,623	24,546	12,339	12,339	12,789	179,968	142,501	179,968	(17,077)
Total expenditures	247,316	15,411	28,316	15,236	21,195	21,582	12,576	29,606	22,918	30,170	18,451	18,182	18,862	252,505	197,010	252,505	(3,108)

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

**BAYSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 002 MONTHLY BUDGET AND YEAR END PROJECTION
Fiscal Year 2023
6/23**

	Adopted Annual Budget	Actual October	Actual November	Actual December	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Projected Budget July	Projected Budget August	Projected Budget September	Total	Current YTD Actuals	Projected Year End	Variance
REVENUES																	
Assessment levy: on-roll - gross	\$ 803,496	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Allowable discounts (4%)	(32,140)	-	-	-	-	-	-	-	-	-	-	-	-	9	-	-	(9)
Assessment levy: on-roll - net	771,356	-	23,662	322,610	271,136	117,102	9,571	-	5,093	2,416	-	-	-	751,594	751,590	751,590	(4)
Interest & Miscellaneous	500	8	7	7	7	8	10	11	11	10	42	42	42	204	79	204	0
Total revenues	771,856	8	23,669	322,617	271,143	117,110	9,581	11	5,104	2,426	42	42	42	751,798	751,669	751,794	(13)
EXPENDITURES																	
Professional fees																	
Accounting & payroll	9,380	782	782	782	782	782	782	782	782	782	782	782	782	9,380	7,035	9,380	-
Computer services	3,411	284	284	284	284	284	284	284	284	284	284	284	284	3,411	2,558	3,411	-
Assessment roll preparation	1,150	-	-	1,150	-	-	-	-	-	-	-	-	-	1,150	1,150	1,150	-
Other Current Charges	-	-	-	-	-	-	-	-	-	43	-	-	-	43	43	43	(43)
Total professional fees	13,941	1,066	1,066	2,216	1,066	1,066	1,066	1,066	1,066	1,109	1,066	1,066	1,066	14,020	10,786	13,984	(43)
Field management																	
Other contractual	14,211	1,184	1,184	1,185	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	14,212	10,659	14,212	(1)
Total field management	14,211	1,184	1,184	1,185	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	14,212	10,659	14,212	(1)
Street lighting																	
Contractual Services- Light Poles	5,000	-	-	-	-	-	1,493	1,635	60,815	-	-	-	-	63,943	63,943	63,943	(58,943)
Total street lighting	5,000	-	-	-	-	-	1,493	1,635	60,815	-	-	-	-	63,943	63,943	63,943	(58,943)
Landscape services																	
Personnel services	353,704	28,542	28,540	30,390	28,936	29,135	42,513	28,112	31,687	22,009	25,000	25,000	37,000	356,864	268,622	355,622	(1,918)
Other Contractual Services-horticultural	1,500	-	-	-	-	-	-	-	-	-	125	125	125	375	-	375	1,125
Other Contractual Services- training	1,500	-	-	-	-	-	-	-	-	-	125	125	125	375	-	375	1,125
Rentals and Leases	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000
Fuel	9,000	-	4,146	-	-	-	-	-	-	-	750	750	750	6,396	4,146	6,396	2,604
Repairs and maintenance (parts)	15,000	493	607	633	504	504	778	1,047	607	459	1,250	1,250	1,250	9,382	5,632	9,382	5,618
Insurance	3,000	2,680	7	-	-	-	-	-	-	-	-	-	-	2,687	2,687	2,687	313
Horticulture dumpster	16,000	-	-	-	-	-	-	-	-	-	1,333	1,333	1,333	4,000	-	4,000	12,000
Miscellaneous Equipment	2,500	44	43	42	45	44	43	46	44	-	208	208	208	976	351	976	1,524
Chemicals	17,000	-	-	993	387	348	4,089	110	-	-	1,417	1,417	1,417	10,177	5,927	10,177	6,823
Flower program	66,000	-	23,071	-	-	132	-	13,773	-	-	-	15,000	-	51,976	36,976	51,976	14,024
Mulch program	40,500	-	15,165	-	-	5,029	-	-	-	-	-	-	-	20,194	20,194	20,194	20,306
Plant replacement program	40,000	3,072	-	400	-	-	-	92	-	-	3,333	3,333	3,333	13,564	3,564	13,564	26,436
Other contractual - tree trimming	10,000	-	-	-	-	-	11,750	-	-	600	-	-	-	12,350	12,350	12,350	(2,350)
Monument maintenance	3,000	-	-	-	-	-	-	-	-	-	30	30	30	90	-	90	2,910
Total landscape services	598,704	34,831	71,579	32,458	29,872	35,192	59,173	43,180	32,338	23,068	33,572	48,572	45,572	489,406	360,449	488,164	110,540
Fountain Services																	
Operating supplies	140,000	8,117	9,475	15,501	10,553	10,196	10,309	13,662	12,589	10,107	11,667	11,667	11,667	135,509	100,509	135,509	4,491
Total parks and recreation	140,000	8,117	9,475	15,501	10,553	10,196	10,309	13,662	12,589	10,107	11,667	11,667	11,667	135,509	100,509	135,509	4,491
Total expenditures	771,856	45,198	83,304	51,360	42,675	47,638	73,225	60,727	107,992	35,468	47,489	62,489	59,489	717,054	546,346	715,812	56,044

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2023**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023**

	<u>General Fund</u>		<u>Total Governmental Funds</u>
	<u>General Fund 001 & 101</u>	<u>General Fund 002</u>	
ASSETS			
Cash			
SunTrust	\$1,216,883	\$463,550	\$ 1,680,433
FineMark MM *	295,894	83,005	378,899
FineMark ICS *	-	4,729	4,729
Accounts receivable (clearing fund)	123,803	32,919	156,722
Due from other funds			
Bayside general fund 001	10,221	-	10,221
Bayside general fund 002 - The Colony	16,365	-	16,365
Prepaid expense	130	-	130
WC deposit	1,806	-	1,806
Deposits	125	555	680
Total assets	<u>\$ 1,665,227</u>	<u>\$ 584,758</u>	<u>\$ 2,249,985</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Bayside - general fund 001	-	11,630	11,630
Bay Creek - general fund 101	10,221	4,735	14,956
Due to Bayside - enterprise fund 401	1,795	-	1,795
Due to Bay Creek - enterprise fund 451	2,937	-	2,937
Total liabilities	<u>14,953</u>	<u>16,365</u>	<u>31,318</u>
Fund Balances			
Unassigned	<u>1,650,274</u>	<u>568,393</u>	<u>2,218,667</u>
Total fund balances	<u>1,650,274</u>	<u>568,393</u>	<u>2,218,667</u>
Total liabilities and fund balances	<u>\$ 1,665,227</u>	<u>\$ 584,758</u>	<u>\$ 2,249,985</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 9,385	\$ 2,473,697	\$ 2,486,540	99%
Interest	35	285	500	57%
Street sweeping	-	-	13,000	0%
Miscellaneous	1,375	32,297	-	N/A
Total revenues	<u>10,795</u>	<u>2,506,279</u>	<u>2,500,040</u>	100%
EXPENDITURES				
Administrative				
Supervisors	-	10,496	19,377	54%
Engineering	1,183	15,354	15,000	102%
Legal	2,024	9,629	18,000	53%
Audit	2,626	6,375	15,000	43%
Management	3,500	31,500	42,000	75%
Accounting & payroll	1,400	12,599	16,799	75%
Computer services	420	4,399	5,040	87%
Assessment roll preparation* ¹	-	8,476	8,476	100%
Telephone	79	712	950	75%
Postage & reproduction	159	1,117	1,350	83%
Printing & binding	410	3,689	4,918	75%
Legal notices and communications	-	1,029	1,125	91%
Office supplies	-	1,145	750	153%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	158	253	62%
Insurance* ¹	-	18,546	17,770	104%
Miscellaneous (bank fees)	193	3,681	6,750	55%
Total administrative	<u>11,994</u>	<u>129,168</u>	<u>173,821</u>	74%
Field management				
Other contractual	3,150	28,350	37,799	75%
Total field management services	<u>3,150</u>	<u>28,350</u>	<u>37,799</u>	75%
Water management				
NPDES program	-	355	3,165	11%
Other contractual services: lakes	14,452	131,435	200,661	66%
Other contractual services: wetlands	-	20,303	37,980	53%
Other contractual services: culverts/drains	1,772	38,130	37,980	100%
Other contractual services: lake health	-	3,516	6,330	56%
Aquascaping* ¹	-	-	18,990	0%
Capital outlay	3,663	3,663	9,495	39%
Contingencies	-	5,317	-	N/A
Repairs and maintenance (aerators)	1,789	9,095	9,495	96%
Total water management services	<u>21,676</u>	<u>211,814</u>	<u>324,096</u>	65%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	-	1,651	-	N/A
Electricity	-	34,238	40,000	86%
Hurricane light repair	-	3,289	-	N/A
Contractual services-lightpole	-	44,152	40,000	110%
Total street lighting services	-	83,330	80,000	104%
Landscaping				
Supervisor	5,409	81,455	126,500	64%
Personnel services	70,397	677,943	1,048,759	65%
Capital outlay	-	23,520	40,000	59%
Fuel	-	19,608	25,000	78%
Repairs and maintenance (parts)	6,080	59,834	35,000	171%
Insurance* ¹	-	16,480	15,287	108%
Minor operating equipment	3,250	7,768	20,000	39%
Horticulture dumpster	8,550	106,400	30,000	355%
Employee uniforms	3,509	27,343	33,000	83%
Chemicals	9,809	41,870	58,000	72%
Flower program* ²	24,647	106,017	125,000	85%
Mulch program* ²	-	97,459	77,000	127%
Plant replacement program* ²	4,120	8,603	40,000	22%
Other contractual - tree trimming* ¹	-	91,647	6,330	1448%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	320	470	1,500	31%
Maintenance tracking software	-	1,920	3,500	55%
Unbudgeted contractual services	-	-	76,000	0%
Fountain maintenance	2,145	13,309	9,999	133%
Office operations	4,104	22,069	23,000	96%
Monument maintenance	-	-	15,000	0%
Total landscaping services	142,340	1,403,715	1,810,875	78%
Roadway				
Personnel	394	6,805	8,546	80%
Repairs and maintenance - parts	-	-	44,309	0%
Insurance	-	1,807	1,583	114%
Total roadway services	394	8,612	54,438	16%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Parks & recreation				
Utilities	770	7,572	9,000	84%
Operating supplies	-	1,042	1,000	104%
Total parks & recreation	<u>770</u>	<u>8,614</u>	<u>10,000</u>	86%
Other fees & charges				
Property appraiser	-	3,625	3,625	100%
Tax collector	-	5,359	5,358	100%
Total other fees & charges	<u>-</u>	<u>8,984</u>	<u>8,983</u>	100%
Total expenditures	<u>180,324</u>	<u>1,882,587</u>	<u>2,500,012</u>	75%
Excess/(deficiency) of revenues over/(under) expenditures	(169,529)	623,692	28	
Fund balances - beginning	1,819,803	1,026,582	980,260	
Fund balances - ending	<u>\$ 1,650,274</u>	<u>\$ 1,650,274</u>	<u>\$ 980,288</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF NET POSITION
ENTERPRISE FUNDS 401 & 451
JUNE 30, 2023**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 689,579	\$ -	\$ 689,579
SunTrust	283,275	32,512	315,787
Accounts receivable (customers)	25,666	20,032	45,698
Due from Bayside general fund 001	1,462	806	2,268
Due from Bay Creek general fund 101	332	2,131	2,463
Due from Bay Creek enterprise fund 451	87,979	-	87,979
Accounts receivable (clearing fund)	11,126	5,296	16,422
WC deposit	104	35	139
Total current assets	<u>1,099,523</u>	<u>60,812</u>	<u>1,160,335</u>
Noncurrent assets:			
Capital assets			
Property, plant and equipment	1,968,959	24,570	1,993,529
Irrigation system	-	596,951	596,951
Less accumulated depreciation	(1,573,166)	(554,153)	(2,127,319)
Total capital assets, net of accumulated depreciation	<u>395,793</u>	<u>67,368</u>	<u>463,161</u>
Total noncurrent assets	<u>395,793</u>	<u>67,368</u>	<u>463,161</u>
Total assets	<u>1,495,316</u>	<u>128,180</u>	<u>1,623,496</u>
LIABILITIES			
Current liabilities:			
Customer deposits	47,894	12,189	60,083
Due to Bayside enterprise fund 401	-	87,978	87,978
Total current liabilities	<u>47,894</u>	<u>100,167</u>	<u>148,061</u>
NET POSITION			
Net investment in capital assets	395,793	67,368	463,161
Unrestricted	1,051,629	(39,355)	1,012,274
Total net position	<u>\$ 1,447,422</u>	<u>\$ 28,013</u>	<u>\$ 1,475,435</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUNDS 401 & 451
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ 1,347	\$ 336,018	\$ 338,510	99%
Irrigation	80,258	392,128	506,896	77%
Total operating revenues	<u>81,605</u>	<u>728,146</u>	<u>845,406</u>	86%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	-	3,498	6,459	54%
Engineering fees	395	5,117	4,999	102%
Legal	675	3,209	6,000	53%
Audit	876	2,125	5,000	43%
Management	1,367	12,303	16,403	75%
Accounting & payroll	467	4,200	5,600	75%
Computer services	136	1,467	1,680	87%
Utility billing	3,680	29,235	33,500	87%
Telephone	25	233	311	75%
Postage & reproduction	53	372	450	83%
Printing and binding	136	1,229	1,639	75%
Legal notices and communications	-	343	375	91%
Office supplies	-	381	251	152%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	52	147	35%
Insurance* ¹	-	6,182	6,038	102%
Miscellaneous	64	1,239	2,250	55%
Total administrative services	<u>7,874</u>	<u>71,273</u>	<u>91,189</u>	78%
Field management services				
Other contractual services	<u>1,051</u>	<u>9,451</u>	<u>12,600</u>	75%
Total field management services	<u>1,051</u>	<u>9,451</u>	<u>12,600</u>	75%
Water management services				
NPDES program	-	205	1,835	11%
Other contractual services: lakes	8,379	76,204	116,339	66%
Other contractual services: wetlands	-	11,772	22,020	53%
Other contractual services: culverts/drains	1,028	22,107	22,020	100%
Other contractual services: lake health	-	1,856	3,670	51%
Aquascaping* ¹	-	-	11,010	0%
Capital outlay	2,124	2,124	5,505	39%
Repairs and maintenance (aerators)*	1,037	5,273	5,505	96%
Contingencies	-	3,083	-	N/A
Total water management services	<u>12,568</u>	<u>122,624</u>	<u>187,904</u>	65%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUNDS 401 & 451
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	3,671	0%
Total landscape services	-	-	3,671	0%
Roadway services				
Personnel	125	2,731	4,954	55%
Repairs and maintenance - parts	-	-	25,691	0%
Insurance	15	1,470	2,499	59%
Total irrigation supply services	140	4,201	33,144	13%
Irrigation supply services				
Personnel	3,569	53,042	82,651	64%
Reclaimed water	18,494	74,137	75,646	98%
Repairs and maintenance - parts	4,493	22,969	25,000	92%
Insurance* ¹	-	11,847	11,500	103%
Minor operating equipment	-	-	75,945	0%
Meter costs	659	3,723	7,500	50%
Other contractual services	1,125	13,635	9,000	152%
Electricity	7,920	76,615	95,000	81%
Pumps & machinery	1,439	45,821	50,000	92%
Depreciation	4,876	43,884	60,000	73%
Total irrigation supply services	42,575	345,673	492,242	70%
Total operating expenses	64,208	553,222	820,750	67%
Operating income/(loss)	17,397	174,924	24,656	
Nonoperating revenues/(expenses):				
Interest income	471	2,473	500	495%
Miscellaneous income	-	644	-	N/A
Total nonoperating revenues	471	3,117	500	623%
Change in net position	17,868	178,041	25,156	
Total net position - beginning	1,457,567	1,297,394	1,264,474	
Total net position - ending	<u>\$ 1,475,435</u>	<u>\$ 1,475,435</u>	<u>\$ 1,289,630</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023**

	General Fund		Total Governmental Funds
	001	The Colony 002	
ASSETS			
Cash			
SunTrust	\$ 993,198	\$463,550	\$ 1,456,748
FineMark MM	64,172	83,005	147,177
FineMark ICS	-	4,729	4,729
Accounts receivable (clearing fund)	92,751	32,919	125,670
Due from other funds			
Bayside general fund 002 - The Colony	11,630	-	11,630
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 1,163,468</u>	<u>\$ 584,758</u>	<u>\$ 1,748,226</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Due to other funds			
Bayside - general fund 001	-	11,630	11,630
Due to other governments (Bay Creek)			
Bay Creek - general fund 101	10,221	4,735	14,956
Bay Creek - enterprise fund 451	806	-	806
Due to Bayside - enterprise fund 401	1,462	-	1,462
Total liabilities	<u>12,489</u>	<u>16,365</u>	<u>28,854</u>
Fund balances			
Unassigned	<u>1,150,979</u>	<u>568,393</u>	<u>1,719,372</u>
Total fund balances	<u>1,150,979</u>	<u>568,393</u>	<u>1,719,372</u>
Total liabilities and fund balances	<u>\$ 1,163,468</u>	<u>\$ 584,758</u>	<u>\$ 1,748,226</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 6,277	\$ 1,994,884	\$ 2,004,182	100%
Interest	12	85	404	21%
Street sweeping	-	-	10,494	0%
Miscellaneous	1,116	32,038	-	N/A
Total revenue	<u>7,405</u>	<u>2,027,007</u>	<u>2,015,080</u>	101%
EXPENDITURES				
Administration services				
Supervisors	-	5,248	9,689	54%
Engineering	960	12,458	12,171	102%
Legal	1,642	7,813	14,605	53%
Audit	1,313	4,355	7,500	58%
Management	2,840	25,559	34,079	75%
Accounting & payroll	1,136	10,223	13,631	75%
Computer services	341	3,569	4,089	87%
Assessment roll preparation* ¹	-	6,877	6,877	100%
Telephone	64	578	771	75%
Postage & reproduction	129	906	1,095	83%
Printing & binding	333	2,993	3,990	75%
Legal notices and communications	-	835	913	91%
Office supplies	-	929	609	153%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	128	205	62%
Insurance* ¹	-	9,273	8,885	104%
Miscellaneous (bank fees)	157	3,000	5,477	55%
Total administration services	<u>8,915</u>	<u>94,957</u>	<u>124,799</u>	76%
Field management				
Other contractual services	2,556	23,003	30,670	75%
Total field management services	<u>2,556</u>	<u>23,003</u>	<u>30,670</u>	75%
Water management				
NPDES program	-	288	2,568	11%
Other contractual services: lakes	11,726	106,647	162,816	66%
Other contractual services: wetlands	-	16,474	30,817	53%
Other contractual service: culverts/drains	1,438	30,939	30,817	100%
Other contractual services: lake health	-	2,853	5,136	56%
Aquascaping* ¹	-	-	15,408	0%
Capital outlay	2,972	2,972	7,704	39%
Contingencies	-	4,314	-	N/A
Repairs and maintenance (aerators)	1,452	7,380	7,704	96%
Total water management services	<u>17,588</u>	<u>171,867</u>	<u>262,970</u>	65%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	-	1,340	-	N/A
Electricity	-	27,781	32,456	86%
Hurricane light repair	-	2,669	-	N/A
Contractual services-lightpole	-	35,825	32,456	110%
Total street lighting services	-	67,615	64,912	104%
Landscaping				
Supervisor	4,388	66,088	102,642	64%
Personnel	57,111	549,977	850,963	65%
Capital outlay	-	19,084	32,456	59%
Fuel	-	15,910	20,285	78%
Repairs & maintenance (parts)	4,933	48,515	28,399	171%
Insurance* ¹	-	13,344	12,404	108%
Minor operating equipment	2,637	6,303	16,228	39%
Horticultural dumpster	6,937	86,333	24,342	355%
Employee uniforms	2,847	22,186	26,776	83%
Chemicals	7,959	33,973	47,061	72%
Flower program* ²	19,999	86,022	101,425	85%
Mulch program* ²	-	79,078	62,478	127%
Plant replacement program* ²	3,343	6,980	32,456	22%
Other contractual - tree trimming* ¹	-	74,362	5,136	1448%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	260	381	1,217	31%
Maintenance tracking software	-	1,558	2,840	55%
Unbudgeted contractual services	-	-	61,666	0%
Fountain maintenance	1,738	10,802	8,114	133%
Office operations	3,330	17,908	18,662	96%
Monument maintenance	-	-	12,171	0%
Total landscaping services	115,482	1,138,804	1,469,344	78%
Roadway services				
Personnel	320	5,521	6,934	80%
Repairs & maintenance - parts	-	-	35,953	0%
Insurance	-	1,463	1,284	114%
Total roadway services	320	6,984	44,171	16%
Parks & recreation				
Utilities	739	7,269	8,640	84%
Operating supplies	-	1,000	960	104%
Total parks & recreation	739	8,269	9,600	86%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	3,480	3,480	100%
Tax collector	-	4,217	5,144	82%
Total other fees & charges	-	7,697	8,624	89%
Total expenditures	145,600	1,519,196	2,015,090	75%
Excess/(deficiency) of revenues over/(under) expenditures	(138,195)	507,811	(10)	
Fund balances - beginning	1,289,174	643,168	601,448	
Fund balances - ending	<u>\$ 1,150,979</u>	<u>\$ 1,150,979</u>	<u>\$ 601,438</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 2,416	\$ 766,186	\$ 771,356	99%
Interest & miscellaneous	10	79	500	16%
Total revenues	<u>2,426</u>	<u>766,265</u>	<u>771,856</u>	99%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	7,035	9,380	75%
Computer services	284	2,558	3,411	75%
Assessment roll preparation* ¹	-	1,150	1,150	100%
Field management	1,184	10,658	14,211	75%
Other current charges	43	43	-	N/A
Total administrative services	<u>2,293</u>	<u>21,444</u>	<u>28,152</u>	76%
Street lighting services				
Contractual services - light poles* ¹	-	62,450	5,000	1249%
Equipment	-	1,493	-	N/A
Total street lighting services	<u>-</u>	<u>63,943</u>	<u>5,000</u>	1279%
Landscaping maintenance services				
Personnel services	22,009	268,622	353,704	76%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	-	-	1,500	0%
Rentals & leases	-	-	20,000	0%
Fuel	-	4,146	9,000	46%
Repairs & maintenance (parts)	459	5,633	15,000	38%
Insurance* ¹	-	2,687	3,000	90%
Horticulture dumpster	-	-	16,000	0%
Miscellaneous equipment	-	348	2,500	14%
Chemicals	-	5,926	17,000	35%
Flower program* ²	-	36,974	66,000	56%
Mulch program* ²	-	20,194	40,500	50%
Plant replacement program* ²	-	3,564	40,000	9%
Other contractual - tree trimming* ²	600	12,350	10,000	124%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>23,068</u>	<u>360,444</u>	<u>598,704</u>	60%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	10,107	100,509	140,000	72%
Total fountain services	<u>10,107</u>	<u>100,509</u>	<u>140,000</u>	72%
Total expenditures	<u>35,468</u>	<u>546,340</u>	<u>771,856</u>	71%
Net increase/(decrease) of fund balance	(33,042)	219,925	-	
Fund balance - beginning	601,435	348,468	334,835	
Fund balance - ending	<u>\$ 568,393</u>	<u>\$ 568,393</u>	<u>\$ 334,835</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 401
JUNE 30, 2023**

	Bayside Improvement Enterprise Fund 401
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 689,579
SunTrust	283,275
Accounts receivable (customers)	25,666
Due from Bayside general fund 001	1,462
Due from Bay Creek general fund 101	332
Due from Bay Creek enterprise fund	87,979
Accounts receivable (clearing fund)	11,126
WC deposit	104
Total current assets	<u>1,099,523</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,968,959
Less accumulated depreciation	<u>(1,573,166)</u>
Total capital assets, net of accumulated depreciation	<u>395,793</u>
Total noncurrent assets	<u>395,793</u>
Total assets	<u>1,495,316</u>
LIABILITIES	
Current liabilities:	
Customer deposits	47,894
Total current liabilities	<u>47,894</u>
NET POSITION	
Net investment in capital assets	395,793
Unrestricted	<u>1,051,629</u>
Total net position	<u>\$ 1,447,422</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 795	\$ 252,187	\$ 253,882	99%
Irrigation	52,339	261,555	325,000	80%
Total operating revenues	<u>53,134</u>	<u>513,742</u>	<u>578,882</u>	89%
Operating expenses				
Administrative services				
Supervisors	-	1,749	3,230	54%
Engineering	296	3,838	3,750	102%
Legal	506	2,407	4,500	53%
Audit	438	1,375	2,500	55%
Management	1,025	9,227	12,303	75%
Accounting & payroll	350	3,150	4,200	75%
Computer services	105	1,100	1,260	87%
Utility billing	2,760	21,926	25,125	87%
Telephone	19	175	233	75%
Postage & reproduction	40	279	338	83%
Printing and binding	102	922	1,229	75%
Legal notices and communications	-	257	281	91%
Office supplies	-	286	188	152%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	39	110	35%
Insurance* ¹	-	3,091	3,019	102%
Miscellaneous	48	938	1,688	56%
Total administrative services	<u>5,689</u>	<u>50,825</u>	<u>64,019</u>	79%
Field management services				
Other contractual services	788	7,088	9,450	75%
Total field management services	<u>788</u>	<u>7,088</u>	<u>9,450</u>	75%
Water management services				
NPDES program	-	154	1,376	11%
Other contractual services: lakes	6,284	57,153	87,254	66%
Other contractual services: wetlands	-	8,829	16,515	53%
Other contractual services: culverts/drains	771	16,580	16,515	100%
Other contractual services: lake health	-	1,392	2,753	51%
Aquascaping* ¹	-	-	8,258	0%
Capital outlay	1,593	1,593	4,129	39%
Repairs and maintenance (aerators)*	778	3,955	4,129	96%
Contingencies	-	2,312	-	N/A
Total water management services	<u>9,426</u>	<u>91,968</u>	<u>140,929</u>	65%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	2,753	0%
Total landscape services	-	-	2,753	0%
Roadway services				
Personnel	94	2,049	3,716	55%
Repairs and maintenance - parts	-	-	19,268	0%
Insurance	11	1,102	1,875	59%
Total irrigation supply services	105	3,151	24,859	13%
Irrigation supply services				
Personnel	2,676	39,781	61,988	64%
Repairs and maintenance - parts	3,370	17,265	18,750	92%
Insurance* ¹	-	8,885	8,625	103%
Surplus RCS Water-Bayside	-	-	75,945	0%
Meter costs	494	2,792	5,625	50%
Other contractual services	844	10,226	6,750	151%
Electricity	5,940	57,461	71,250	81%
Pumps & machinery	1,079	34,366	37,500	92%
Depreciation	3,626	32,634	45,000	73%
Total irrigation supply services	18,029	203,410	331,433	61%
Total operating expenses	34,037	356,442	573,443	62%
Operating income/(loss)	19,097	157,300	5,439	
Nonoperating revenues/(expenses)				
Interest income	471	2,469	375	658%
Miscellaneous income	-	644	-	N/A
Total nonoperating revenues	471	3,113	375	830%
Change in net position	19,568	160,413	5,814	
Total net position - beginning	1,427,854	1,287,009	1,168,389	
Total net position - ending	<u>\$ 1,447,422</u>	<u>\$ 1,447,422</u>	<u>\$ 1,174,203</u>	

*¹ Typically an annual expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023**

	General Fund	Total Governmental Funds
	101	
ASSETS		
Cash		
SunTrust	\$ 223,685	\$ 223,685
FineMark MM	231,722	231,722
Accounts receivable (clearing fund)	31,052	31,052
Due from other governments - Bayside Improvement		
Bayside general fund 001	10,221	10,221
Bayside general fund 002 - The Colony	4,735	4,735
WC deposit	344	344
Total assets	\$ 501,759	\$ 501,759
LIABILITIES & FUND BALANCES		
Liabilities		
Due to other governments - Bayside Improvement		
Bayside - enterprise fund 401	333	333
Due to Bay Creek - enterprise fund 451	2,131	2,131
Total liabilities	2,464	2,464
Fund balances		
Unassigned	499,295	499,295
Total fund balances	499,295	499,295
Total liabilities and fund balances	\$ 501,759	\$ 501,759

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 3,108	\$ 478,813	\$ 482,324	99%
Interest	23	200	98	204%
Street sweeping	-	-	2,506	0%
Total revenues	<u>3,390</u>	<u>479,272</u>	<u>484,928</u>	99%
EXPENDITURES				
Administration services				
Supervisors	-	5,248	9,689	54%
Engineering	223	2,896	2,829	102%
Legal	382	1,816	3,395	53%
Audit	1,313	2,020	7,500	27%
Management	660	5,941	7,921	75%
Accounting & payroll	264	2,376	3,168	75%
Computer services	79	830	951	87%
Assessment roll preparation* ¹	-	1,599	1,599	100%
Telephone	15	134	179	75%
Postage & reproduction	30	211	255	83%
Printing & binding	77	696	928	75%
Legal notices and communications	-	194	212	92%
Office supplies	-	216	141	153%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	30	48	63%
Insurance* ¹	-	9,273	8,885	104%
Miscellaneous (bank fees)	36	681	1,273	53%
Total administration services	<u>3,079</u>	<u>34,211</u>	<u>49,023</u>	70%
Field management fees				
Other contractual	594	5,347	7,129	75%
Total field management	<u>594</u>	<u>5,347</u>	<u>7,129</u>	75%
Water management				
NPDES program	-	67	597	11%
Other contractual services: lakes	2,726	24,788	37,845	65%
Other contractual services: wetlands	-	3,829	7,163	53%
Other contractual service: culverts/drains	334	7,191	7,163	100%
Other contractual services: lake health	-	663	1,194	56%
Aquascaping* ¹	-	-	3,582	0%
Capital outlay	691	691	1,791	39%
Contingencies	-	1,003	-	N/A
Repairs and maintenance (aerators)	337	1,715	1,791	96%
Total water management	<u>4,088</u>	<u>39,947</u>	<u>61,126</u>	65%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	-	311	-	N/A
Electricity	-	6,457	7,544	86%
Hurricane light repair	-	620	-	N/A
Contractual services-lightpole	-	8,327	7,544	110%
Total street lighting	-	15,715	15,088	104%
Landscape services				
Supervisor	1,021	15,367	23,858	64%
Personnel services	13,286	127,966	197,796	65%
Capital outlay	-	4,436	7,544	59%
Fuel	-	3,698	4,715	78%
Repairs and maintenance (parts)	1,147	11,319	6,601	171%
Insurance* ¹	-	3,136	2,883	109%
Minor operating equipment	613	1,465	3,772	39%
Horticulture dumpster	1,613	20,067	5,658	355%
Employee uniforms	662	5,157	6,224	83%
Chemicals	1,850	7,897	10,939	72%
Flower program* ²	4,648	19,995	23,575	85%
Mulch program* ²	-	18,381	14,522	127%
Plant replacement program* ²	777	1,623	7,544	22%
Other contractual - tree trimming* ¹	-	17,285	1,194	1448%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	60	89	283	31%
Maintenance tracking software	-	362	660	55%
Unbudgeted contractual services	-	-	14,334	0%
Fountain maintenance	407	2,507	1,886	133%
Office operations	774	4,161	4,338	96%
Monument maintenance	-	-	2,829	0%
Total landscape services	26,858	264,911	341,532	78%
Roadway services				
Personnel	74	1,284	1,612	80%
Repairs and maintenance - parts	-	-	8,357	0%
Insurance	-	344	299	115%
Total roadway services	74	1,628	10,268	16%
Parks & recreation				
Utilities	31	303	360	84%
Operating supplies	-	42	40	105%
Total parks and recreation	31	345	400	86%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	145	145	100%
Tax collector	-	1,142	214	534%
Total other fees & charges	<u>-</u>	<u>1,287</u>	<u>359</u>	358%
Total expenditures	<u>34,724</u>	<u>363,391</u>	<u>484,925</u>	75%
Excess/(deficiency) of revenues over/(under) expenditures	(31,334)	115,881	3	
Fund balances - beginning	530,629	383,414	378,811	
Fund balances - ending	<u>\$ 499,295</u>	<u>\$ 499,295</u>	<u>\$ 378,814</u>	

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 451
JUNE 30, 2023**

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
SunTrust	\$ 32,512
Accounts receivable (customers)	20,032
Due from Bayside general fund 001	806
Due from Bay Creek general fund 101	2,131
Accounts receivable (clearing fund)	5,296
WC deposit	35
Total current assets	<u>60,812</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	24,570
Irrigation system	596,951
Less accumulated depreciation	<u>(554,153)</u>
Total capital assets, net of accumulated depreciation	<u>67,368</u>
Total noncurrent assets	<u>67,368</u>
Total assets	<u>128,180</u>
LIABILITIES	
Current Liabilities:	
Customer deposits	12,189
Due to Bayside enterprise fund 401	<u>87,978</u>
Total current liabilities	<u>100,167</u>
NET POSITION	
Net investment in capital assets	67,368
Unrestricted	<u>(39,355)</u>
Total net position	<u>\$ 28,013</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 552	\$ 83,831	\$ 84,628	99%
Irrigation	27,919	130,573	181,896	72%
Total operating revenues	<u>28,471</u>	<u>214,404</u>	<u>266,524</u>	80%
Operating expenses				
Administrative services				
Supervisors	-	1,749	3,230	54%
Engineering	99	1,279	1,250	102%
Legal	169	802	1,500	53%
Audit	438	750	2,500	30%
Management	342	3,076	4,101	75%
Accounting & payroll	117	1,050	1,400	75%
Computer services	31	367	420	87%
Utility billing	920	7,309	8,375	87%
Telephone	6	58	78	74%
Postage & reproduction	13	93	113	82%
Printing and binding	34	307	410	75%
Legal notices and communications	-	86	94	91%
Office supplies	-	95	63	151%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	13	37	35%
Insurance* ¹	-	3,091	3,019	102%
Miscellaneous	16	301	563	53%
Total administrative services	<u>2,185</u>	<u>20,448</u>	<u>27,175</u>	75%
Field management services				
Other contractual services	263	2,363	3,150	75%
Total field management services	<u>263</u>	<u>2,363</u>	<u>3,150</u>	75%
Water management services				
NPDES program	-	51	459	11%
Other contractual services: lakes	2,095	19,051	29,085	66%
Other contractual services: wetlands	-	2,943	5,505	53%
Other contractual services: culverts/drains	257	5,527	5,505	100%
Other contractual services: lake health	-	464	918	51%
Aquascaping* ¹	-	-	2,753	0%
Capital outlay	531	531	1,376	39%
Repairs and maintenance (aerators)*	259	1,318	1,376	96%
Contingencies	-	771	-	N/A
Total water management services	<u>3,142</u>	<u>30,656</u>	<u>46,977</u>	65%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Landscape services				
Other contractual - tree trimming	-	-	918	0%
Total landscape services	<u>-</u>	<u>-</u>	<u>918</u>	<u>0%</u>
Roadway services				
Personnel	31	682	1,239	55%
Repairs and maintenance - parts	-	-	6,423	0%
Insurance	4	368	625	59%
Total irrigation supply services	<u>35</u>	<u>1,050</u>	<u>8,287</u>	<u>13%</u>
Irrigation supply services				
Personnel	893	13,261	20,663	64%
Reclaimed water	18,494	74,137	75,646	98%
Repairs and maintenance - parts	1,123	5,704	6,250	91%
Insurance* ¹	-	2,962	2,875	103%
Meter costs	165	931	1,875	50%
Other contractual services	281	3,409	2,250	152%
Electricity	1,980	19,154	23,750	81%
Pumps & machinery	360	11,455	12,500	92%
Depreciation	1,250	11,250	15,000	75%
Total irrigation supply services	<u>24,546</u>	<u>142,263</u>	<u>160,809</u>	<u>88%</u>
Total operating expenses	<u>30,171</u>	<u>196,780</u>	<u>247,316</u>	<u>80%</u>
Operating income/(loss)	(1,700)	17,624	19,208	
Nonoperating revenues/(expenses)				
Interest income	-	4	125	3%
Total nonoperating revenues	<u>-</u>	<u>4</u>	<u>125</u>	<u>3%</u>
Change in net position	(1,700)	17,628	19,333	
Total net position - beginning	29,713	10,385	96,111	
Total net position - ending	<u>\$ 28,013</u>	<u>\$ 28,013</u>	<u>\$ 115,444</u>	

*¹ Typically an annual expense.

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

MINUTES

DRAFT

**MINUTES OF MEETING
BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District held a Joint Regular Meeting on June 26, 2023, at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134. Members of the public were able to participate via Zoom, at <https://us02web.zoom.us/j/84137772934>, and via conference call at 1-929-205-6099, Meeting ID: 841 3777 2934 for both.

Present for Bayside Improvement CDD were:

Walter McCarthy	Chair
Bill Nicholson	Vice Chair
Bernie Cramer	Assistant Secretary
Gail Gravenhorst	Assistant Secretary
Karen Montgomery	Assistant Secretary

Present for Bay Creek CDD were:

James Janek (via telephone)	Chair
Jerry Addison	Assistant Secretary
Gary Durney	Assistant Secretary
Robert Travers	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis (via telephone)	Operations Manager
Dan Cox (via telephone)	District Counsel, Bay Creek CDD
Greg Urbancic (via telephone)	District Counsel, Bayside Improvement CDD
Wes Kayne (via telephone)	District Engineer
Mark Puthoff	PLCA Assistant General Manager
Paul Kemp	Field Manager
Bailey Hill (via telephone)	SOLitude Lake Management

FIRST ORDER OF BUSINESS

Call to Order/Phone Silent Mode/Pledge of Allegiance

42 Mr. Adams called the meeting to order at 2:00 p.m.

43

44 **SECOND ORDER OF BUSINESS**

Roll Call

45

46 All Supervisors were present for Bayside Improvement CDD.

47 For Bay Creek CDD, Supervisors Addison, Travers and Durney were present. Supervisor

48 Janek attended via telephone. Supervisor McVay was not present.

49

50 **On MOTION for Bay Creek by Mr. Durney and seconded by Mr. Travers, with all**
51 **in favor, authorizing the attendance and full participation of Mr. Janek, via**
52 **phone, due to exceptional circumstances, was approved.**

53

54

55 **▪ Pledge of Allegiance**

56 All present recited the Pledge of Allegiance

57

58 **THIRD ORDER OF BUSINESS**

Public Comments: Agenda Items

59

60 No members of the public spoke.

61

62 **JOINT BUSINESS ITEMS**

63 **FOURTH ORDER OF BUSINESS**

Staff Report: District Engineer – Barraco & Associates, Inc.

64

65

66 Mr. Kayne reported the following:

67 ➤ Reports of standing water at the Parcel M & N Project, before and after a storm, resulted
68 in advising the contractor to have the Inlet protection devices removed, since no construction is
69 currently occurring near the inlets or roadways and to use them only during active construction.

70 ➤ Sent the Inspection Report for the Costa Del Sol storm drain near the golf course, to Mr.
71 Adams.

72 Mr. Nicholson asked about the frequency of inspecting and reporting on the construction
73 site. Mr. Kayne discussed the scope of the recent site inspection, which shows there was no
74 significant reporting on the initial observation. Bi-weekly inspections were suggested.

75 Ms. Gravenhorst voiced her opinion that there might be an issue if there is a heavy rain
76 when the inlet protection devices are removed and asked about other options. Mr. Kayne stated
77 there are not many other solutions. He discussed the inlet and stated if the device is left in place
78 when there is no construction, it will restrict the flow.

79 Mr. McCarthy asked Mr. Kayne to show Mr. Barraco his suggestion to amend the
80 Development Order (DO) letter to add additional language under Stipulation #4.

81

82 FIFTH ORDER OF BUSINESS

**Waterway Inspection Report: June 2023 -
83 SOLitude Lake Management, LLC**

84

85 The Monthly Report was included for informational purposes.

86 Ms. Hills stated that, overall, the lakes look good and water levels rose due to the recent
87 rain. Areas with shoreline weeds and submerged vegetation were treated and the Wetlands
88 Operations Manager submitted a tree removal proposal for A-24 to the District Manager.

89

90 SIXTH ORDER OF BUSINESS

Committee Reports

91

92 A. PLCA Landscape Committee

93 There was no report.

94 B. Colony Landscape Committee

95 Ms. Gravenhorst reported on the following:

- 96 ➤ Landscape remediation work is underway.
- 97 ➤ The CDDs' efforts getting the community in order are appreciated.
- 98 ➤ It was requested that CDD residents stop coming onto the M&N Project property.
- 99 ➤ Pressure washing the center fountain is underway.

100 Regarding whether the parts to repair the fountain arrived, Mr. Bently advised Mr. Kemp
101 that someone might be on site tomorrow.

- 102 ➤ A new Security Manager was appointed. The system is working better. The north gate
103 entrance will be down a couple of days while the electronics are installed.

104 Ms. Gravenhorst discussed the desire to change the entrance at Ceola to allow
105 construction trucks better access.

106 ➤ Repairing the crack in the southern entrance wall and other remediation in the area is
107 being researched.

108 Regarding the approved landscape improvements, Mr. Puthoff reported obtaining
109 landscape bids to present to the Landscape Committee for the front entrance areas, S.R. 41, the
110 northern entrance and any other deficient areas. The work can be completed in phases over the
111 next three to five years.

112 Mr. Puthoff discussed plans to change the fountain lights once the monuments are
113 painted and obtaining the costs to install “moon lighting” at the main entrance. It is unknown if
114 there are plans to paint the rocks.

115 Mr. Puthoff thanked Mr. Kemp for his work repairing hurricane-damaged areas.

116 Mr. Cramer asked if written communication on hurricane prepared plans was coordinated
117 with CDD Staff. Mr. Puthoff discussed the updates to the Hurricane Preparedness Plan and will
118 email it to the CDD Boards and Staff.

119

120 **SEVENTH ORDER OF BUSINESS**

**Presentation of Monthly Budget and Year
End Projection (under separate cover)**

121

122

123 This item was discussed in conjunction with the Eighth Order of Business.

124

125 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of May 31, 2023**

126

127

128 Mr. Adams distributed and presented a revised version of the Monthly Budget and Year
129 Ending Projection Report, as there was a formula error in the one emailed on Friday, along with
130 the Unaudited Financial Statements as of May 31, 2023. In preparation for the budget workshop,
131 Accounting will have the financials completed through the end of June so they can be
132 incorporated into the July projected Report.

133 Mr. Kemp distributed the CDD Infrastructure Upgrade list he and Mr. Nicholson worked
134 on developing a maintenance spare parts system that will necessitate using storage containers
135 and CDD funding approximately of \$50,000.

136 Discussion ensued regarding rezoning requirements if shipping containers are used, a
137 permit is needed for a shed, using the Greenview pump station or off-site storage, potential push
138 back from Murano residents if the area is rezoned, Murano residents’ concerns about aesthetics,
139 rezoning cost and difficulty obtaining County approval. It was noted that some residents
140 attended a community meeting to voice concerns about heavy traffic pattern and safety concerns
141 on Coconut Road, which they think will affect the CDDs’ residents as well.

142 Mr. Adams stated that the parcel and beach parking lot is in the unincorporated part of
143 Lee County. Mr. Nicolson thinks that pedestrian lights in front of the maintenance property
144 should be installed to address potential safety concerns, in light of the upcoming traffic changes.

145 Discussion ensued about other solutions and types of outside storage, having Staff review
146 the zoning plan, using open space as outside storage area is prohibited and initiate a committee.

147 The consensus was to take time to think of solutions.

148 Mr. McCarthy asked for updates on the following financial items:

149 ➤ Investments: Mr. Adams stated he is working with Synovus Bank’s Investment
150 Departments on investment and lending opportunities for the CDDs and several of his other
151 CDDs, using them as leverage to receive a better return.

152 ➤ Assessment Levy: Mr. Adams stated he will contact the Tax Collector’s office to ascertain
153 the number of owners that did not pay their taxes and email it to the CDD Boards.

154 ➤ Horticulture dumpster: The amount for this exceeded budget as about 50% needs to be
155 billed to the PLCA. Mr. Adams will review the invoices and invoice the PLCA accordingly.

156 ➤ Unbudgeted contractual services: Mr. Adams stated he will advise Accounting to reconcile
157 the charges applied to the “Other contractual-tree trimming” line item that go to this line item.

158 The financials were accepted.

159

160 **NINTH ORDER OF BUSINESS**

**Approval of May 22, 2023 Public Hearing
and Joint Regular Meeting Minutes**

161

162

163

164

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166

On MOTION for Bayside by Ms. Gravenhorst and seconded by Mr. Cramer, with all in favor, the May 22, 2023 Public Hearing and Joint Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.

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On MOTION for Bay Creek by Mr. Travers and seconded by Mr. Addison, with all in favor, the May 22, 2023 Public Hearing and Joint Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.

TENTH ORDER OF BUSINESS

Action/Agenda Items

Item 1: Mr. Adams will obtain the M&N construction schedule from Mr. Barraco.
The Action Items list will be updated following the meeting.

ELEVENTH ORDER OF BUSINESS

Old Business

There was no old business.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- I. Gregory Urbancic, Esq., Coleman Yovanovich Koester, P.A.**
- II. Daniel Cox, Esq.**

There were no District Counsel reports.

B. District Manager: Wrathell, Hunt and Associates, LLC

There was no report.

I. Monthly Status Report: Field Operations

The Monthly Report was included for informational purposes.

Regarding use of bougainvillea, Mr. McCarthy asked if the CDDs are coordinating landscaping with the PLCA. Mr. Kemp replied affirmatively, the PLCA Committee feels that there is plenty of bougainvillea around the property. Mr. McCarthy voiced his opinion that the bougainvillea are not being maintained properly behind 25150 Bay Cedar. Mr. Adams advised that it is being maintained in that manner for a reason.

Ms. Gravenhorst expressed her opinion that the PLCA should include irrigation when refreshing landscaping so the CDDs can budget for it.

II. UPCOMING MEETINGS

200 ➤ **July 21, 2023 at 9:00 AM [Joint Budget Workshop]**

201 ➤ **July 31, 2023 at 2:00 PM [Joint Regular Meeting]**

202 • **QUORUM CHECK: BAYSIDE IMPROVEMENT CDD**

203 All Supervisors confirmed their attendance at the July 31, 2023 meeting.

204 • **QUORUM CHECK: BAY CREEK CDD**

205 Supervisors Addison, Travers, McVay and Durney confirmed their attendance at the July
206 31, 2023 meeting. Supervisor Janek will attend via phone.

207

208 **THIRTEENTH ORDER OF BUSINESS**

Supervisors' Requests

209

210 Mr. Cramer conveyed a neighbor's request for the rear side of the wall area at the
211 maintenance facility to be cleaned. Mr. Cramer inspected and voiced his opinion that the wall
212 needs to be painted. Mr. Adams was asked to include the costs in future budgets and to have
213 that area brought into compliance.

214 Mr. Cramer referred to the Four Winds Ritz Carlton presentation and its intent to
215 encroach into the mangrove area and asked if he should provide the PLCA with a copy of the WCI
216 Quit Claim Deed. He was advised to have Mr. Adams email it to Mr. Urbancic for review.

217 Mr. Durney suggested engaging part-time secretarial support to input data into the
218 landscape management software and support the crews. He was advised to mention this at the
219 workshop. Mr. Durney asked Staff to review the frequency of which the entry landscape areas
220 are serviced.

221 Mr. Janek asked when the new plantings will occur. Mr. Kemp stated next week, now that
222 the rainy season commenced.

223

224 **FOURTEENTH ORDER OF BUSINESS**

Public Comments: Non-Agenda Items

225

226 No members of the public spoke.

227

228 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

229

230

231 There being nothing further to discuss, the meeting adjourned at 3:23 p.m.

232 **FOR BAYSIDE IMPROVEMENT**

233

234

235

236 _____

237 Secretary/Assistant Secretary

238

239 **FOR BAY CREEK:**

240

241

242

243 _____

244 Secretary/Assistant Secretary

Chair/Vice Chair

Chair/Vice Chair

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

**ACTION/AGENDA
ITEMS**

BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
ACTIVE / ONGOING – NEW at 06.26.23 MEETING

1. Mr. Kayne: Point out to Mr. Barraco to amend the Development Order letter to include additional language under Stipulation #4. **ONGOING**
2. Mr. Puthoff: Email the updated Hurricane Plan to the CDD Boards and Staff. **ONGOING**
3. Mr. Adams: Provide update on investment opportunities with Synovus Bank at the next meeting. **ONGOING**
4. Mr. Adams: Contact Tax Collector’s office to ascertain the number of accounts that have not paid assessments and email to the CDD Boards. **ONGOING**
5. Mr. Adams: Review horticulturist dumpster invoice and bill the PLCA accordingly. **ONGOING**
6. Mr. Adams: Have Accounting reconcile charges applied to the “Other contractual-tree trimming’ budget line item that belong to the “Unbudgeted contractual services budget line item: **ONGOING**
7. Mr. Adams: Have the maintenance facility rear wall painted and area behind resident’s yard cleaned up and returned to compliance conditions. Include costs in future budget. **ONGOING**
8. Mr. Adams: Email WCI/PLCA Quit Claim Deed to Mr. Urbancic to review. **ONGOING**

BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
ACTIVE / ONGOING – CARRY OVER FROM 05.22.23 MEETING

- 1.** Mr. Kayne: request a construction schedule from M&N. Monitor progress and report to the BOS and Staff as appropriate. **06.26.23** Mr. Adams: Contact Mr. Barraco for a copy of the construction schedule. **ONGOING**

- 2.** Mr. Adams: Update description of how “Utility billing” is calculated on Page 18 of the proposed budget. **ONGOING**

**BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS**

ACTIVE / ONGOING – CARRIED OVER OLDER THAN 04.24.23

1. Mr. Kemp: Install additional shrubs in area behind Mr. McPhail’s home. **ONGOING**
2. Mr. Adams: Prep Memorandum of Understanding re: residents maintaining area behind Mr. McPhail’s and the other two homes. **ONGOING**
3. Mr. Kayne: Start prepping Year 6 NPDES annual report. **ONGOING**
4. Mr. Kemp: Prepare summary of Field Operations parts replacement items & associated cost needed now. **ONGOING**
5. Mr. Adams: Create new “Field Operations parts replacement” budget line item for FY 2024 & incorporate Mr. Kemp’s figures and cost to install flashing lights on the ATVs. **ONGOING**
6. Mr. Adams: Prep spreadsheet depicting items in General Ledger that the CDDs maintain but another entity owns and send to Ms. Gravenhorst. **ONGOING**
7. Landscape Committee: Similar to the Monday Maintenance Machinery Program, tag the type of work to be done on different types of landscaping and send to Mr. Kemp. Mr. Kemp: Input into program. Mr. Adams: Incorporate into the FY 2024 budget. **ONGOING**
8. Staff: Recreate PLCA / CDD list of “Who Owns What” **ONGOING**
9. Mr. Urbancic: Ask City for acknowledgement letter that it does not oppose vacation and replacement of drainage easement and that there is no necessity for a replat. **ONGOING**
10. Mr. Adams/Staff: Send meeting items at least 72 hours before meetings. **ONGOING**
11. BOS: Notify Mr. Adams if attending non-CDD meetings. **ONGOING**
12. Mr. Adams: Schedule visit with Mr. Zimmerman to see demonstration of new straight trimmer and give suggestions for improvement to the BMPs, if any. **ONGOING**
13. Staff: Revise Interlocal Agreement with the Village of Estero and negotiate accepting maintenance of a section of CDD-owned road, located outside the gate. **ONGOING**

BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
COMPLETED ITEMS – RECENT TO OLDEST

1. Mr. Adams: Present FineMark Bank investment statements at next meeting. **COMPLETED 06.26.23**
2. Mr. Adams: investigate an irregularity with the proposed Fiscal Year 2024 “Property appraiser” and “Tax collector” line items. **COMPLETED 06.26.23**
3. Mr. Kayne: Provide copy of Development Order letter. **COMPLETED after 05.22.23 mtg**
4. Mr. Kayne: Check Development Order w/ City for Infinity at The Colony M&N project. **COMPLETED after 05.22.23 mtg**
5. Mr. Adams: Reformat FY 2023 & 2024 budgets per Motions #1-#9 approved by BOS. Motions list distributed by Mr. Nicholson will be attached to the meeting minutes. **COMPLETED after 05.22.23 mtg**
6. Mr. Sims: Inspect Bay Crest aerator at Lake D-6, to determine if air-line is weak. **COMPLETED 05.22.23**
7. Mr. Adams: Email Brooks’ Aeration Benefit Study to Mr. Durney. **COMPLETED 05.22.23**
8. Mr. Kemp: Delineate in writing which items CDDs need to cover and which need to be identified as hurricane related and provide to The Colony. **COMPLETED 05.22.23**
9. Mr. Kemp: Have Bay Cedar silt fence fixed & silver poles removed. **COMPLETED 05.22.23**
10. Mrs. Adams: Order 2023 Landscape Layer for GIS Map. Send to Ms. Gravenhorst. **COMPLETED 05.22.23**
11. Mrs. Adams: Request proposal to remove dead vegetation in Conservation Area. **COMPLETED 05.22.23**
12. Mr. Cox: Research his records to locate the spreadsheet of “who owns what” outside the Colony. **COMPLETED 05.22.23**
13. Mrs. Adams: Have SOLitude repair Pelican Nest Drive aeration box & ask when all systems will be reviewed to ensure they work properly. Mrs. Adams: Check status. **COMPLETED 05.22.23**
14. Ms. Gravenhorst: Include the horticulturist’s formal assessment report when presenting Colony Landscape Committee’s written report at the next meeting. **COMPLETED 05.22.23**
15. Bentley: Inspect Pelican Nest/Pinewater light poles for missing covers. **COMPLETED 05.22.23**
16. Mr. Willis: Obtain proposal to remove cane toads for next meeting. **COMPLETED after 04.24.23 mtg**

BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
COMPLETED ITEMS – RECENT TO OLDEST

17. Mrs. Adams: Have street light bulbs on Pelican West Drive that are on 24 hours serviced; have orange bulbs replaced with white. **COMPLETED after 04.24.23 mtg**
18. Mrs. Adams: Follow up on streetlights ordered by Bentley. To be installed in April. **COMPLETED after 04.24.23 mtg**
19. Mr. Adams: Email the Monthly Budget and Year End Projection Report by the end of the week to the BOS. **COMPLETED 03.27.23**
20. CDD BOS Members: Reflect on what transpired about the conflict of interest, and if they feel some action is needed & discuss at next meeting. **COMPLETED after 02.27.23 mtg**
21. Mr. Adams: Identify PLCA sidewalk & subsidence of stormwater sewer structures by location, have MRI inspect ones that are CDD responsibility and notify Mr. Puthoff of any that are the PLCA's responsibility. **COMPLETED after 02.27.23 mtg**
22. Mr. Adams: Review property insurance coverage to determine if it covers electrical system damage to the PLCA's lighting system. **COMPLETED after 02.27.23 mtg**
23. Mr. Urbancic: Convey CDD BOS position & request remove language about the CDDs in Section 7.4Bii from the PLCA's bylaws to PLCA Counsel. 01.23.23 Mr. Urbancic: Reaffirm CDDs' position. **COMPLETED after 02.27.23 mtg**
24. Mr. Adams: Review Agreement with PLCA re: who is responsible for fishing "roll" dock repairs. **COMPLETED after 02.27.23 mtg**
25. Mr. Adams: Plan event for Mr. Kucera's retirement. **COMPLETED after 02.27.23 mtg**
26. Mr. Adams: Have flowway canal close to Terzetto monitored for debris cleanup and obtain proposals from SOLitude and EarthBalance. **COMPLETED after 02.27.23 mtg**
27. Mr. Adams: Ask SOLitude techs to monitor lakes for grass carp. **COMPLETED after 02.27.23 mtg**
28. Mr. Adams: Request PLCA landscape plans. Email to Cramer & BOS. **COMPLETED after 02.27.23 mtg**
29. Mr. Adams/Kayne/Cox: Water Quality Imprvmt Plan. **COMPLETED after 02.27.23 mtg**
30. Mr. Adams: Reinstigate Water Quality Testing of seven outfall ponds & include fecal bacteria testing & conduct sediment testing every 3 years. **COMPLETED after 02.27.23 mtg**
31. Mr. Adams: Check with Mr. Kemp on status of tree trimming at center entrance to help increase lighting visibility & email an update to the BOS. **COMPLETED after 02.27.23 mtg**

BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
COMPLETED ITEMS – RECENT TO OLDEST

- 32.** Mrs. Adams: Ask Mr. Kucera to have alarm system at central fountain repaired. **COMPLETED after 02.27.23 mtg**
- 33.** SOLitude: Fix Lake 5 nano-bubbler mechanical issues. **COMPLETED after 02.27.23 mtg**
- 34.** Mr. Adams: Confirm if BI “Irrigation Revenue” amt in Projected Report is correct & prep Budget Amendment once new pumps invoices are processed. **COMPLETED after 02.27.23 mtg**
- 35.** Mr. Adams: Prep info about Irrigation Rate Increase for HOA newsletter. **COMPLETED after 02.27.23 mtg**
- 36.** Mr. McCarthy/Mr. Adams: Select/engage Engineering firm to peer review Baracco’s involvement in design of Infinity Project. Mr. Adams: Email docs to BOS. **COMPLETED 02.27.23**
- 37.** Mr. Denison: Add footnotes to 2022 Water Quality Testing Monitoring Report and send updated Report to Mr. Adams to distribute to the BOS. **COMPLETED 02.27.23**
- 38.** Staff: Research & report reason for Lake A-29 foam. **COMPLETED after 02.27.23 mtg**
- 39.** Mr. Adams: Email PLCA Landscape Committee all info about the original installation of the fountains added at the central entrance and the PIC Project. **COMPLETED 02.27.23**
- 40.** Mr. Adams: Research docs with PLCA about assisting in FEMA reimbursement. **COMPLETED after 01.23.23 mtg**
- 41.** Mr. Zimmerman: Provide docs to prep Easement Agrmt to Pelican Nest Golf Course & Ms. De Lestan’s contact info to Mr. Adams to email to BOS. **COMPLETED after 01.23.23 mtg**
- 42.** Mr. Adams: Email project updates from PLCA to BOS. **COMPLETED after 01.23.23 mtg**
- 43.** Mr. Adams: Create unfunded budget account and new “Hurricane Ian Recovery” budget line item for Fiscal Year 2023. **COMPLETED 01.23.23**
- 44.** Mrs. Adams: Advise Accounting to pay Mr. Addison for Oct mtg. **COMPLETED 01.23.23**
- 45.** Mr. Adams: Email details of \$3,392 charged to “Pumps & machinery” to BOS. **COMPLETED 01.23.23**
- 46.** Ms. McVay: Submit her \$350 irrigation bill for reimbursement. **COMPLETED 01.23.23**
- 47.** Mr. Adams: Have Accounting recode certain “Fuel” costs from General Fund 002 to 001. **COMPLETED 01.23.23**
- 48.** Ms. Gravenhorst: Present Colony Landscape Committee’s report at next meeting. **COMPLETED 01.23.23**

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

**STAFF
REPORTS
BI**



Wrathell, Hunt and Associates, LLC

TO: Bayside/Baycreek Board of Supervisors

FROM: Cleo Adams – District Manager

DATE: July 31, 2023

SUBJECT: Monthly Status Report – Field Operations

Lake & Wetland Updates:

Solitude Lake Maintenance Contract: Current Lake Contract is set to expire January 2024. Current Cost - \$273,972.00. Staff will be going out to sealed bidding in the fall.

Nano-bubbler Lease Agreement: The lease agreement is set to expire July 31st. As approved by the Board at the April 24th meeting, a letter was sent to Solitude on April 25th providing for a cancellation of contract.

Locations: A-18, E-1 through E-5. Current Cost \$22,322.00.

EarthBalance Wetland Contract: Current wetland contract is set to expire September 30th. Staff has reached out to EarthBalance requesting they consider holding their current cost, with no increases. Current contract: \$54,610.00. (There have been no increases since 2019).

Baycreek Mangrove Pruning: Required pruning on an annual basis typically is completed during the month of January/February time frame. 2023 trimming was completed during the month of January to include trimming/vegetation removal upstream from the bridge @ the culverts.

Littoral Planting Projects: Proposals received and executed with EarthBalance to add littorals to Lakes E-1 as well as D-9 during the rainy season. Total cost \$5,550.00.

Storm Structure Inspection/Cleaning Projects: Current budget \$60K. Note that \$41,200.00 not spent under the 2021/22 budget is being utilized under the 2022/23 budget. Year to date expenses \$22,954.00. Required pipe repair located 3414 Marbella Court Lake North of Costa Del Sol (Lakes D-7 & D-8) Total Cost \$8,400.00.

Grate Replacements: Grates replaced on July 12th at structure CS 42 and CS 47 (lake E-12). Total cost \$2,800.00.

Phase 3 - Colony Inspections: MRI commenced on this project the week of July 17th. Last inspection/cleaning was conducted in 2020.



Wrathell, Hunt and Associates, LLC

Lake A-23: Adjacent to Terzetto and Pembroke Lane. Flow-way canal required debris removal has been requested from Solitude and quote received for approximately \$5K. On March 7th this pipe was inspected - Total cost to clean \$2K. Staff is currently waiting an additional quote from Superior Waterways’.

3709 Baycreek Drive: The property was surveyed by Barraco & Associates on July 5, 2022. All information was provided to Gary Nychyk, Ecologist for Johnson Engineering. Contract executed on January 3rd for \$2K to provide for a restoration plan. Restoration Plan received on March 8th and provided to Earthbalance. Quote executed with Earthbalance on March 29th for the required replant for \$5,950.00.

Note: Total Cost to the Homeowner: \$8,450.00 including legal fees. Staff currently waiting for our accounting department to generate an invoice to the homeowner, so that a letter can be sent via Dan Cox, legal counsel.

Wetland/conservation Debris removal Request: As previously discussed, Staff has obtained proposals associated with dead vegetation/over growth at the following locations: Rear of 24360 Sandpiper Isle Way as well as The Pointe. Proposals have been provided to the HOA’s for their consideration.

Aeration Reports/Repairs: Inspections are completed twice per year of all systems. 2023 inspections were completed during the month of May with required repairs totaling \$4,200.00.

Aeration Capital Outlay annual budget: \$15K.

Vegetation Clearing at Control Structures: debris removal at Control Structures 17 and 20 have been completed. Total Cost \$550.00.

Note: Palm removal at Lake D-3 was completed. Cost \$425.00. Required debris removal at Lake E-7 has been submitted to Solitude.

Note: As the lakes continue to drop, Solitude has been instructed to remove debris/vegetation/limb removal/palm fronds.

Flower Program-2023/24:

Bayside/Baycreek: \$130K

Bayside: \$70K

Contract agreement for the 2023/24 program has been executed with Club Care.



Wrathell, Hunt and Associates, LLC

Tree Trimming: The annual Palm pruning (October/November) contract agreement is in the process of being executed. Total cost \$82K.

Mulch Projects:

Bayside/Baycreek: For 2023/24 Program: Cost \$83K and includes the Community Center, Tennis Center as well as the Childrens playground. Project has been scheduled to commence on Monday, September 25th through Friday, October 6th.

Bayside: For 2023/24 Program: Cost \$40K, and will be completed Monday, September 27th through Friday, October 6th and a second application has been scheduled Monday, February 5th through Friday, February 16th.

Fountains/Hurricane Ian: As discussed at last month's meeting, insurance claims have been submitted in the amount of \$22K for required fountain repairs (Tuscany Fountain @ The Roundabout, Coconut Entry Fountain and the Central Park fountain feature all suffered damage from the Storm.

Street Lights/Hurricane Ian: Required Street light repairs specific to the Colony totaling \$66K has been submitted to the insurance agent for reimbursement.

Note: Insurance proceeds for both claims have been received in the amount of \$32K and is reflected in the financials.

Street Light Repairs: Required repairs due to Hurricane Ian specific to Bayside/Baycreek totals \$5,500.00.

Baycreek Circle: Proposal executed with EarthBalance to treat and removal invasive material at this location. Cost \$3,350.00.

Maintenance Facility Painting: As discussed/requested at the June meeting, proposal executed on July 14th with Florida Painters to pressure clean and repaint the entire exterior of the maintenance facility at a cost of \$770.00 (discount provided \$430.00 for being a loyal customer). Schedule has not yet been received.

Barraco & Associates: Sluice Gate annual inspections - \$2,500.00 (2023) NPDES Reporting agreement \$4,500.00.

Tax Collector Rate: Has increased to \$1.84 (prior \$1.50) per parcel.

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

**STAFF
REPORTS
BII**

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
AND
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT**

BOARDS OF SUPERVISORS FISCAL YEAR 2022/2023 JOINT MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2022	Regular Meeting	2:00 PM
December 5, 2022	Regular Meeting	2:00 PM
January 23, 2023	Regular Meeting	2:00 PM
February 27, 2023	Regular Meeting	2:00 PM
March 27, 2023	Regular Meeting	2:00 PM
April 24, 2023	Regular Meeting	2:00 PM
May 22, 2023	Regular Meeting	2:00 PM
June 26, 2023	Regular Meeting	2:00 PM
July 14, 2023 <i>rescheduled to July 21, 2023</i>	Budget Workshop	9:00 AM
July 21, 2023	Budget Workshop	9:00 AM
July 24, 2023 <i>rescheduled to July 31, 2023</i>	Regular Meeting	2:00 PM
July 31, 2023	Regular Meeting	2:00 PM
August 28, 2023	Public Hearing & Regular Meeting	2:00 PM
September 25, 2023	Regular Meeting	2:00 PM