

BAYSIDE IMPROVEMENT AND BAY CREEK

**COMMUNITY DEVELOPMENT
DISTRICTS**

March 24, 2025

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

March 17, 2025

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 March 24, 2025 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*
4. Staff Report: District Engineer - *Barraco and Associates, Inc.*
5. Treatment Report: February 2025 - *Superior Waterway Services, Inc. (Andy Nott)*
 - T-1 E-Coli Test Results
6. Committee Reports
 - A. Eco Club Committee Report: Pond Water Quality Monitoring
 - B. PLCA Landscape Committee: Presentation of Request for Fund for Surveyor Fees to Determine Slopes
 - C. Colony Landscape Committee
7. Update: Maintenance Site Deferred Maintenance Summary of Costs
8. Continued Discussion: Colony Street Lighting Items
 - A. Proposals for Rehabilitation of Street Lights
 - I. Bentley Electric Co of Naples, FL Inc. #24-498 [The Colony Streetlights]

II. Florida Painters [Exterior Painting of The Colony Streetlights]

9. Presentation of Monthly Year-End Financial Forecast *(under separate cover)*
10. Acceptance of Unaudited Financial Statements
 - A. As of January 31, 2025
 - B. As of February 28, 2025
11. Approval of February 24, 2025 Joint Regular Meeting Minutes
12. Action/Agenda Items
13. Old Business
14. Staff Reports
 - A. District Counsel: *Coleman Yovanovich Koester, P.A. [Gregory Urbancic, Esq.]*
 - Update: Required Ethics Training
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Update: Circles “Adjacent Cul-de Sacs”
 - II. Update: Installation of Landscape Buffer Adjacent to Pepper Mill
 - III. Monthly Status Report: Field Operations
 - IV. NEXT MEETING DATE: April 28, 2025 at 2:00 PM

○ QUORUM CHECK: **BAYSIDE IMPROVEMENT CDD**

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

○ QUORUM CHECK: **BAY CREEK CDD**

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

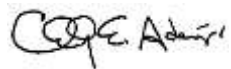
- 15. Supervisors' Requests
- 16. Public Comments: *Non-Agenda Items*
- 17. Adjournment [Bayside Improvement CDD]

BAY CREEK BUSINESS ITEM

- 18. Consideration of Resolution 2025-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date
- 19. Adjournment: [Bay Creek CDD]

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**

5



Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
A1	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A2	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A3	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A4	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A5	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A6	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A7	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A8	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A9	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A10	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A11	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A12	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A13	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A14	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A15	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals



Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
A16	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A17	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A18	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A19	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A20	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A21	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A22	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A23	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A24	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A25	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A26	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A27	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
A28	Inspected		2/26/25			No Problems Noted
A29	Inspected		2/26/25			No Problems Noted
B1	Inspected		2/26/25			No Problems Noted

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
B2	Treated		2/19/25			No Problems Noted
B3	Treated	Bulrush	2/26/25			Sprayed back Bulrush
B4	Inspected		2/26/25			No Problems Noted
B5	Treated	Algae	2/26/25			Treated for Algae
B6	Treated	Planktonic Algae	2/26/25			Treated for Algae
B7	Inspected		2/26/25			No Problems Noted
B8	Treated	Naiad	2/26/25			Treated lake for submersed weeds
C1	Inspected		2/26/25			No Problems Noted
C2	Treated	Cattails	2/26/25			Cut and removed Cattails
C3	Treated		2/19/25			No Problems Noted
C4	Treated	Grasses/Weeds	2/19/25	Cattails	2/19/25	Sprayed shoreline grasses/weeds
D1	Treated		2/19/25			No Problems Noted
D2	Treated		2/19/25			No Problems Noted
D3	Treated	Chara/Algae	2/20/25			Sprayed Chara/Algae
D3A	Treated		2/19/25			No Problems Noted



Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
D4	Treated		2/19/25			No Problems Noted
D5	Treated		2/19/25			No Problems Noted
D6	Treated	Algae	2/20/25			Spot treated shoreline Algae
D7	Inspected		2/13/25			No Problems Noted
D8	Inspected		2/13/25			No Problems Noted
D9	Treated	Algae	2/13/25	Algae	2/28/25	Treated for Algae
D10	Treated	Algae	2/28/25			Treated for Algae
D11	Treated	Algae	2/28/25			Treated for Algae
D12	Treated	Grasses/Weeds	2/13/25	Algae	2/28/25	Sprayed shoreline grasses/weeds
D13	Treated	Algae	2/28/25	Algae	2/28/25	Treated for Algae
D14	Treated	Algae	2/20/25			Spot treated shoreline Algae
D15	Treated	Slender Spikerush	2/13/25	Slender Spikerush	2/20/25	Treated lake for submersed weeds
E1	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds
E2	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds
E3	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds

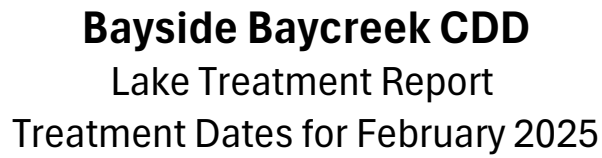
Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
E4	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds
E5	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds
E6	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds
E7	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds
E8	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds
E9	Inspected		2/28/25			No Problems Noted
E10	Inspected		2/28/25			No Problems Noted
E11	Inspected		2/28/25			No Problems Noted
E12	Inspected		2/28/25			No Problems Noted
E13	Inspected		2/28/25			No Problems Noted
E14	Inspected		2/28/25			No Problems Noted
E15	Inspected		2/28/25			No Problems Noted
E16	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds
E17	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds
E18	Treated	Grasses/Weeds	2/6/25			Sprayed shoreline grasses/weeds



Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
F1	Treated		2/19/25			No Problems Noted
F2	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
F3	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
F4	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
F5	Inspected		2/28/25			No Problems Noted
F6	Inspected		2/28/25			No Problems Noted
F7	Inspected		2/28/25			No Problems Noted
F8	Inspected		2/28/25			No Problems Noted
F9	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
F10	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
F11	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
F12	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
F13	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
F14	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals
F15	Treated	Grasses/Weeds	2/21/25			Crew sprayed lake bank/ littorals

[illegible]



Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates for February 2025

Lake survey was done on March 11th. Noted there is an increase in Algae in several lakes and will be treated during regular visits this month.

Lake B-5 Algae and Slender Spikerush will be treated on the next visit

Lake E10 and E15 were treated for Baby Tears in January and are scheduled to be retreated this month

F6 and F11 minor Algae will be treated this month

Our 5-man crew was out on the 21st and went through over 30 lakes spraying grasses and weeds.

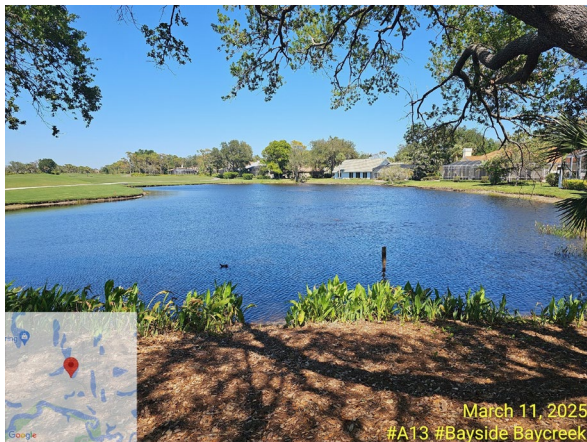
Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025



Lake **A4**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **A13**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **A14**

Notes/Comments
No problems noted

Action Needed
Routine maintenance

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025



Lake **A16**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **B5**

Notes/Comments

Heavy
Algae
Slender Spikerush

Action Needed

Will be treated on the next scheduled service



Lake **C3**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025



Lake **C4 South**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **D9**

Notes/Comments

Moderate

Algae

Action Needed

Will be treated on the next scheduled service



Lake **D13**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025



Lake **D14**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **D15**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **E1**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025



Lake E7

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake E10

Notes/Comments

Heavy
Baby Tears

Action Needed

Follow up treatment needed



Lake E15

Notes/Comments

Heavy
Baby Tears

Action Needed

Follow up treatment needed

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for February 2025



Lake **F6**

Notes/Comments

Moderate

Action Needed

Will be treated on the next scheduled service



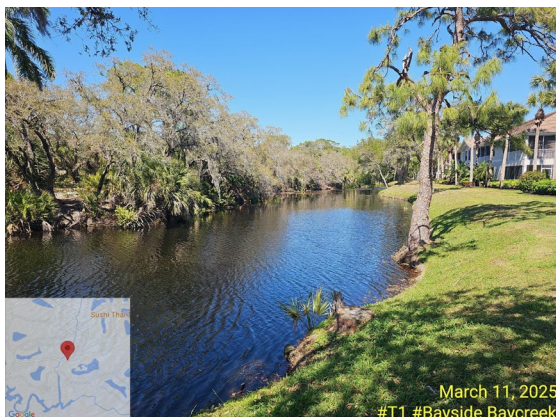
Lake **F12**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **T1**

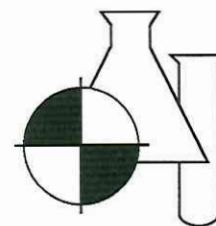
Notes/Comments

No problems noted

Action Needed

Routine maintenance

BENCHMARK EA SOUTH



ANALYTICAL TEST REPORT

NELAP Certification #E85086

THESE RESULTS MEET NELAC STANDARDS

**Submission
Number :**

S25030230

Superior Waterway Services
1001 Corporate Ave Unit 111
North Port, FL 34289

Project Name : BAYSIDE / BAYCREEK CDD

Andy

Date Received : 03/10/2025

Time Received : 11:23

Submission: S25030230

Sample Number: 001

Sample Description: T-1 North

Sample Date: 03/10/2025

Sample Method: Grab

Sample Time: 09:35

Parameter	Result	Units	MDL	PQL	Procedure	Analysis		Analyst
						Date	Time	
E- COLI BY IDEXX QUANTITRAY	175	#/100 ML	10	10	SM9223B	03/10/2025	12:10	MM

Submission: S25030230

Sample Number: 002

Sample Description: T-1 South

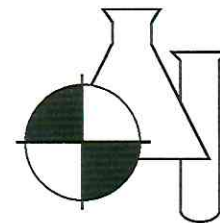
Sample Date: 03/10/2025

Sample Method: Grab

Sample Time: 09:50

Parameter	Result	Units	MDL	PQL	Procedure	Analysis		Analyst
						Date	Time	
E- COLI BY IDEXX QUANTITRAY	31 J3	#/100 ML	10	10	SM9223B	03/10/2025	12:10	MM

BENCHMARK EA SOUTH



ANALYTICAL TEST REPORT

NELAP Certification #E85086

THESE RESULTS MEET NELAC STANDARDS

Melinda Merchant

03/14/2025

Dale D. Dixon / Laboratory Director

Date

Melinda Merchant/ Laboratory Manager

DATA QUALIFIERS THAT MAY APPLY:

A = Value reported is an average of two or more determinations.

B = Results based upon colony counts outside the ideal range.

H = Value based on field kit determination. Results may not be accurate.

I = Reported value is between the laboratory MDL and the PQL.

J1 = Est. value surrogate recovery limits exceeded.

J2 = Est. value. No quality control criteria exists for component.

J3 = Est. value quality control criteria for precision or accuracy not met.

J4 = Est. value. Sample matrix interference suspected.

J5 = Est. value. Data questionable due to improper lab or field protocols

K = Off-scale low. Value is known to be < the value reported.

L = Off-scale high. Value is known to be > the value reported

PQL = 4xMDL. Except for Micro PQL=MDL

X = Value exceed MCL.

N = Presumptive evidence of presence of material.

Q = Sample held beyond accepted hold time (15 minutes for pH).

T = Value reported is < MDL. Reported for informational purposes only and shall not be used in statistical analysis.

U = Analyte analyzed but not detected at the value indicated.

V = Analyte detected in sample and method blank.

Y = Analysis performed on an improperly preserved sample. Data may be inaccurate.

Z = Too many colonies were present (TNTC); the numeric value represents the filtration volume.

? = Data rejected and should not be used. Some or all of QC data were outside criteria, and the Presence or absence of the analyte cannot be determined from the data.

! = Data deviate from historically established concentration ranges.

* = Not reported due to interference.

COMMENTS:

For questions or comments regarding these results, please contact us at (941) 625-3137.

These results relate only to the samples included in this report.

Benchmark EA South

1001 Corporate Avenue, Suite 102

North Port, FL 34289

(941) 625-3137

(941) 240-3071 fax

Sample Temperature checked upon receipt with
Temperature Gun ID #7**Benchmark EA, Inc.**1711 12th Street East

Palmetto, FL 34221

(941) 723-9986

(941) 723-6061

www.benchmarkea.com

Client Name:

Superior Waterways Services

Address:

1001 Corporate Ave, Unit 111

City, State, Zip:

North Port, FL 34289

Phone:

239-707-0507

Email Address:

Andyn@superiorwaterway.com

Project Name: *Bayside/Baycreek CDD*Submission #: *S25030230*

Sample I.D.	Sample Type ¹	Sample Matrix ²	Collection		Container			Preservative ⁴	Parameters for Analysis	Laboratory Sample #
			Date	Time	Qty	Capacity	Type ³			
<i>T-1 North</i>	G	SW	<i>3-10-25</i>	<i>9:35 AM</i>	1	100 mL	Sterile P	NaThio	E.coli (QT)	<i>1</i>
<i>T-1 South</i>	G	SW	<i>3-10-25</i>	<i>9:50 AM</i>	1	100 mL	Sterile P	NaThio	E.coli (QT)	<i>2</i>
	G	SW			1	100 mL	Sterile P	NaThio	E.coli (QT)	
	G	SW			1	100 mL	Sterile P	NaThio	E.coli (QT)	
	G	SW			1	100 mL	Sterile P	NaThio	E.coli (QT)	

1 "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).

2 "Sample Matrix" is used to indicate whether the sample is being discharged to drinking water (DW), groundwater (GW), surface water (SW), waste water (WW), soil, sediment (SDMNT), or sludge (SLDG).

3 "Container Type" is used to indicate whether the container is plastic (P) or glass (G).

4 Sample must be refrigerated or stored in wet ice after collection. The maximum temperature during storage should be 6°C (42.8°F). Under "Preservative," list any preservatives that were added to the sample container.

Instructions:

1. Each bottle has a label identifying sample ID, premeasured preservative contained in the bottle, sample type, client ID, and parameters for analysis. The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.

2. The effluent sample bottles for nitrogen contain premeasured 1:1 sulfuric acid (H₂SO₄). Do not rinse these bottles with sample prior to sampling.

3. All bottles not containing preservative may be rinsed with appropriate sample prior to collection.

4. The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.

Laboratory sample acceptability
Temperature *2.5°C*

<i>1</i>	Collector: <i>C. Nolan Norris</i>	Date: <i>3-10-25</i>	Time: <i>1123</i>	Received By: <i>Brooke Kintornick</i> <i>BEAS</i>	Date: <i>3/10/25</i>	Time: <i>1123</i>
<i>2</i>	Relinquished by::	Date:	Time:	Received By:	Date:	Time:
<i>3</i>	Relinquished by::	Date:	Time:	Received By:	Date:	Time:
<i>4</i>	Relinquished by::	Date:	Time:	Received at Lab By:	Date:	Time:

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

6A

Hand out

Place on
agenda

Public Comment By: William Dietz

Pelican Landing Community Development District

Monthly Meeting January 27, 2025, 2 PM

3 Comments Concerning CDD Pond Water Quality Monitoring

#1 I would like to express my appreciation and thanks to everyone associated with locating and repairing the waste water pipe leak causing the high bacteria condition in Pond A16. Please post the engineering and/or repair report associated with the sewer pipe failure in the CDD web site. I hope that the failure is an isolated condition. If the CDD determines that a systemic condition exists that requires expanded investigation, testing and monitoring, please provide your plans at the next CDD meeting.

#2 During the 2024 annual testing of the outfall ponds discharging into Spring Creek, two other ponds besides Pond A16 exhibited high bacteria levels which exceed the average Spring Creek 2024 bacteria levels. These are Canal T-1 and Pond A17. Now that the condition in Pond A16 is resolved, I recommend the CDD investigate and remediate as required, the source of the bacteria in these other two outfall ponds. At the Eco Club meeting on January 20, an attendee who is a regular pond fisherman came forward and reported that Pond D5 has sewer odors. D5 is on the right side of Greenview Drive immediately after Pond D4. I believe this pond ultimately flows into the T-1 Canal.

Bill Dietz
25200 Pelican Creek Circle #103
860-690-9442
billthefly@gmail.com

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

6C

Colony to CDD
03/17/2025

The Annual Meeting of the Colony Foundation met March 17, 2025 and four BOD positions were up for election. The following directors were elected to a four year term: Jim Borneman, Gina Hanft, Jim Hollars and Cheryl Hughes (new member).

The regular meeting between the CFB management and the CDD management was discussed. The Colony believes that the monthly review of the landscaping will improve appearance of the Colony. The Directors once again expressed their desire to improve the general presentation of the Colony including vegetation, street lights, curbing, sidewalks and streets. The CFB plans to work closely with the CDD in maintenance issues.

The Board believes that it is best to return to the agreed upon streetlight remediation with the lighting color coordination , painting , repair and straightening. The amount of time to explore and execute the FPL lighting program takes much longer than expected leaving the Colony with an undesired appearance for too long. The CFB can still seek information from FPL but will have an improved appearance while investigating the possible adaption in the future.

There was an immediate organizational meeting of the CFB. Bob Loos was elected President, Jim Hollars,V.P., Gina Hanft, Secretary, and Jim Borneman, Treasurer.

The regular CFB meeting mainly dealt with Bay Club concerns. Under action items the street lights once again were discussed with the desire to get the repairs completed this year. They will also be repairing the wall by the kayak park that the hurricane destroyed. The street signs, sidewalks and curbs are to be repaired but no completion date was given . One again the Colony was compared to other upscale communities and was found to be in need of improvement.

The Bay Club will coordinate the color of their street lighting with the adjacent common area for a unified appearance. Bentley does the Bay Club lighting too. The very long meeting(s) was adjourned at 11:35.

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

7

Bayside and Bay Creek Maintenance Site
Deffered Maintenance Summary of Costs

		<u>Contractor</u>	<u>Price (1)</u>	<u>Price (2)</u>
1)	Paint Exterior of Building and boundary wall/gates/signage	Zacka	17,545	17,545
2)	Mill/Repave/Restripe parking lot and misc concrete repairs	Collier	71,625	87,298
3)	Remove HVAC system in maintenance area	F&F	1,200	1,200
4)	Remove existing lighting/replace with LED lighting and install high volume ceiling fans in maintenance area	Bentley	<u>22,300</u>	<u>22,300</u>
			112,670	128,343

(1) Price without concrete pad

(2) Price with concrete pad

Edward Zacka Painting & Waterproo
9990 Coconut Road
Bonita Springs, FL 34135 US
+1 2394988943
ezpwinc@gmail.com
<http://www.edwardzackapainting.com>



ADDRESS

Shop
4650 Coconut RD
Bonita Springs, Florida 34134
United States

SHIP TO

Shop
4650 Coconut RD
Bonita Springs, Florida 34134
United States

Proposal / Contract 2408

DATE 02/14/2024

DATE

PROJECT DESCRIPTION

AMOUNT

Shop Building
Pressure clean building and roof with 3000psi and 50/50 chlorinating solution
Apply Masonry Conditioning sealer to all stucco surfaces
Patch cracks with elastomeric compound
Caulk open corners and window/door perimeters as needed
Apply Sherwin Williams Super Paint Satin to walls , soffits and dormers
Apply Emerald Waterborne Urethane semi-gloss to previously painted man
doors and roll up garage doors

5,300.00

Shop perimeter wall, gates and signage
Pressure clean wall with 3000psi and 50/50 chlorinating solution
Apply Masonry Conditioning sealer to wall
Patch cracks with elastomeric compound as needed
Apply Sherwin Williams Super Paint to walls , caps and signage
Apply Emerald Waterborne Urethane to entry gates

12,245.00

TOTAL

\$17,545.00

Accepted By

Accepted Date

Price includes all Labor & Materials. Product application to be performed as specified by Sherwin Williams.
Project will run continuously thru to completion approximately 7-10 days, weather permitting.
One time payment to be made upon completion and satisfaction of customer. Any issues during job should be
addressed immediately to Edward Zacka at 239-289-3684



Divisions of Southern Striping Solutions, LLC.

239.591.5903 office

239.719.7087 cell

239.280.0762 fax

www.collierpave.com

PROPOSAL

Date: 8/28/2024
 Estimate #: 24-586
 Project: Pelican Landing Maintenance Parking Lot
 Contractor: Wrathell, Hunt & Associates
 Location: 4650 Coconut Rd. Bonita Springs
 Scope: Milling, Asphalt Paving, Concrete, Pavement Markings

Item No.	Description	Quantity	Unit	Unit Price	Extension
	Mobilization, General Conditions	1	LS	\$ 2,298.00	\$ 2,298.00
	Mill Existing Asphalt, 1.50"	3087	SY	\$ 4.68	\$ 14,447.16
	Pave Asphalt Type S-III, 1.50"	3087	SY	\$ 14.71	\$ 45,409.77
	Pavement Markings	1	LS	\$ 2,331.00	\$ 2,331.00
	L&S Car Stall w/ Traffic Paint	21	EA		
	L&S Handicap Stall w/ Traffic Paint	1	EA		
	Remove Damaged Car Stop and Replace w/ New	22	EA		
				Total:	\$ 64,485.93
	Option - Concrete Work				
	Mobilization, General Conditions	1	LS	\$ 2,391.00	\$ 2,391.00
	Excavate, Form & Pour 6" Thick Concrete Pad	1515	SF	\$ 12.50	\$ 18,937.50
	Demo & Replace 4" Thick Concrete Sidewalk	175	SF	\$ 27.13	\$ 4,747.75
				Total:	\$ 26,076.25

- 168.53
 - 168.33

- IF CHOSEN
 REDUCE S/Y
 IN ASPHALT
 WORK

TERMS AND CONDITIONS

30% Deposit Due Prior to Mobilization and Final Payment Due at Completion
 Price excludes all full depth repair to Sub-base
 Price excludes all replacement of any Wheel Stops
 Price excludes all concrete repairs or replacements
 No Permits, Fee's or Bond
 No traffic control or devices
 No Testing
 No Q/C Plan or Services
 No Fine Grade of sub-base
 Progress invoicing based on work completed
 Price submitted is good for 30 days from date of proposal
 Excludes all Asphalt over-runs due to yielding sub-grade or Base
 Asphalt material costs subject to (Fuel Cost Adjustment) base on market pricing after 90/days form contract.
 Final Prices Based on Field Measurements

Eduardo Rey
 Eddie Rey
 Estimator/Project Manager

Date of Acceptance _____
 by: _____



ESTIMATE

F&F Refrigeration And Air
Conditioning
5171 Jackson Rd
Fort Myers, FL 33905

fandfrefrigeration@gmail.com
+1 (239) 270-1293

Bayside/Baycreek CDD

Bill to

Paul Kemp
4650 Coconut Rd
Bonita Springs, FL

Ship to

Paul Kemp
4650 Coconut Rd
Bonita Springs, FL

Estimate details

Estimate no.: 1072

Estimate date: 09/10/2024

Expiration date: 09/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Removal of Units in Warehouse and Moving Line Set	1	\$1,200.00	\$1,200.00

Total

\$1,200.00

Note to customer

This estimate is for the removal of both air handlers in the warehouse, the metal ductwork, and the condensers. This also includes the moving of the line set for the main unit due to it being in the way of the fans.

Expiry
date

09/30/2024

Any questions please call (239) 270-1293 or email
fandfrefrigeration@gmail.com

Accepted date

Accepted by

Bentley Electric Co of Naples FL Inc.
P.O. BOX 10572
NAPLES, FL 34101
239-643-5339
bentley1@bentleyelectric.com

Proposal 24-415

ADDRESS

BAYSIDE/BAY CREEK CDD
4650 COCONUT ROAD
BONITA SPRINGS, FL 34134

DATE
09/12/2024

TOTAL
\$22,300.00

PROJECT LOCATION

Maintenance Building

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	We propose to furnish labor and material to do the following electric work:			
	1.) Remove and replace existing fluorescent light and install (6) new high bay LED light fixtures.			
	2.) Run new EMT conduit and install (3) industrial-type 96" ceiling fans.			
	3.) Install new fan and light switches.			
	TOTAL AMOUNT			22,300.00

Thank you for the opportunity to submit this proposal. Should you have any questions, feel free to reach me at 239-643-5339.

Thanks,
Steve Bentley

TOTAL

\$22,300.00

THANK YOU.

Accepted By

Accepted Date

Exhibit "A-3"

Scope of Services – Proposal 3

W.J. JOHNSON & ASSOCIATES

Engineering, Landscape Architecture and Reserve Studies

Letter of Engagement

June 19, 2024

Board of Directors
Chuck Adams, Director of Operations
Bayside and Bay Creek CDDs

E-mail: adamsc@whhassociates.com
Phone: (239) 464-7114

**SUBJECT: Engineering Services
Deferred Maintenance Items
Maintenance and Administrative Facility on Coconut Rd.
Project #: 23048.04**

To the CDD Board of Supervisors:

Following up on the direction from the CDD board meeting, we prepared this Letter of Engagement for certain maintenance items that have been deferred beyond their expected lives. These include:

1. Painting the Building and Boundary walls
2. Milling & Replacing the Asphalt Parking Lot
3. Removal of the HVAC system overhead in the vehicle area.
4. Replacing the lighting in the shop area of building with LED lighting and increasing the lumen intensity in shop area.

Statement of Work

Painting the Building and Boundary Walls

Measure the area to be painted on the building and the boundary wall.
Measure the wall cap area to be water-proofed
Create a bid document calling power-washing of the building and walls to be painted.
This document will have an allowance for minor concrete & stucco repairs.
Solicit bid from qualified contractors.
Hold a pre-bid meeting on site with bidding Contractors.
Tabulate these bids and present this to the Board.
Board will choose a contractor and WJJE will create an Owner-Contractor Agreement for the bid work.
Hold a preconstruction meeting with winning contractor, determine staging/storage area, parking, etc.
Conduct two work-in-process inspections.
Collect Lien releases and close out the project.

✓ ✕ Mill & Replace Asphalt Parking Lot

Measure the area to milled & replaced.
Create a bid document calling out area & striping.
Solicit bid from qualified contractors.
Hold a pre-bid meeting on site with bidding Contractors.
Tabulate these bids and present this to the Board.
Board will choose a contractor and we will create an Owner-Contractor Agreement for the bid work.
Hold a preconstruction meeting with winning contractor, determine staging/storage area, parking, etc.
Conduct two work-in-process inspections.
Collect Lien releases and close out the project.

✓ ✕ Removal Of Compressors and Overhead HVAC Equipment & Ducting

These are the compressors outside the building and the overhead equipment in the bays.
Solicit bids from qualified demo contractors.
Tabulate bids, review contractors and present findings to the board.
Coordinate demo with contractor and building operations on site.
Collect Lien releases and close out the project.

✓ ✕ Upgrade Shop Lighting to LED units.

Measure existing illumination in bays & shop area.
Create a lighting plan for bays & shop areas.
Spec out fixtures as a list and plan layout.
Solicit Bids from local contractors.
Tabulate bids, review contractors and present them to the board.
Coordinate installation with building operations.
Collect Lien releases and close out the project.

We recognize the desire to wall off the shop and make it an air-conditioned space. However, we would like to discuss this with the Fire Marshall before bringing any proposal forward.

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

8AI

Bentley Electric Co of Naples FL Inc.
P.O. BOX 10572
NAPLES, FL 34101
239-643-5339
bentley1@bentleyelectric.com

Proposal 24-498

ADDRESS	DATE	TOTAL	
BAYSIDE/BAY CREEK CDD	12/02/2024	\$114,200.00	
4650 COCONUT ROAD			
BONITA SPRINGS, FL 34134			

PROJECT LOCATION
The Colony Streetlights

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	We propose to furnish labor and material to do the following electric work:			
	1.) Remove existing concrete foundation and light pole and discard. Install new 2'x3' concrete foundation and new light pole with LED fixture.	17	5,000.00	85,000.00
	2.) Dig around existing concrete foundation and straighten foundation and light pole. Includes cutting roots around bases to dig.	14	800.00	11,200.00
	3.) Bypass ballast and install new LED light bulbs using existing sockets and circuitry.	75	85.00	6,375.00
	4.) Furnish and install frosted white acorn globes.	75	155.00	11,625.00

Thank you for the opportunity to submit this proposal. Should you have any questions, feel free to reach me at 239-643-5339.

Thanks,
Steve Bentley

TOTAL	\$114,200.00
	THANK YOU.

Accepted By

Accepted Date

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

8A11



Updated 1/27/25

Pelican Landing / Colony Lig

Submitted By: Gregory Alkema

(239) 707-2129

Greg@FloridaPainters.com

11/21/2024

Client:

Bayside CDD
4650 Coconut Rd
Bonita Springs FL 34134

Contact:

Name: Paul Kemp
Phone: (239) 450-6441
Email: pkemp@whhassociates.com

Project: 240553

Pelican Landing / Colony Light Posts
Pelican Colony
Via Veneto
Bonita Springs FL 34134

Light Posts - Acrylic - Total	18,785.00
Light Posts - Kynar - Total	194,405.00
Total Bid:	213,190.00

To provide exterior painting at Pelican Landing/The Colony.

Areas of Work to Include:

-Light posts - 105

Scope of Work to Include:

- Pressure wash all areas to be painted with mild bleach solution to remove loose and peeling paint, dirt, mold and mildew.
- Cover/mask areas not being painted.
- Scuff sand and clean with denatured alcohol.
- Apply one coat of Sherwin Williams ProIndustrial Bond Plex.
- Finish with one coat of Sherwin Williams SherCryl HPA High Performance Acrylic Gloss.

Optional - Kynar

- Media blast all areas to be painted to bare metal.
- Clean with denatured alcohol.
- Apply one coat of Kynar Bonding Primer.
- Finish with Kynar Never Fade.

Excludes: Light heads, and any areas not specifically listed.

Clarifications:

- Kynar option. Poles will need to be dismantled for media blasting and reinstalled by CCD. Not included in price.
- This project to take 2-3 weeks to complete (weather permitting)
- Payment terms: 0 down, progress billing on the 15th and 30th of the month.
- Owner to supply Florida Painters with water and electricity.
- Florida Painters will warranty workmanship for a period of one year.
- Florida Painters will work with Kynar to provide a fifteen year No Fade warranty should this option be selected.
- An English-speaking foreman to be on-site at all times. Employees to wear name badges with photo ID.
- A pre-start meeting will be held one week prior to starting. Estimator, Project Manager, foreman, and CCD manager will be invited.
- At the end of the job, the foreman will walk the job and do touch-up's, then the foreman and quality control will do another walk about and touch-up. Finally, we invite the CCD manager for a final walk with painters to do a point and paint touch-up.
- Pricing is based on the use of the same or similar colors. If additional coats are required for proper coverage due to color



Pelican Landing / Colony Lig

Contract

selection, there will be an additional charge.

-Florida Painters cannot be held responsible for the failure of previous coats.

-Rust is a reoccurring condition and is not considered a paint or coating failure.

-Price is valid for 90 days.

-If at any time before the material is purchased and the cost of material increases more than 2%, Florida Painters is entitled to be paid the increased cost.

-If Florida Painters is unable to obtain materials in the timeframe expected, due to a shortage, material may be changed to an equal value or better, or Florida Painters will be granted additional time to complete project.

Important Note:

Florida Painters takes pride in the outstanding level of workmanship we maintain on each and every job. Should you find anything not to your total satisfaction before or after your project is complete, please contact us immediately so that we can rectify the situation.

If the person signing does not have the owners authority, the signing person becomes personally responsible.

Customer Sign: _____ FL Painters Rep. Sign: _____

Date: _____

Title: _____

TERMS: Interest at 1.5% (18% ann.) will be added from the due date until paid. If litigation occurs; collection, attorney fees and court costs will be added.

WE DO ACCEPT VISA & MASTER CARD - HOWEVER THERE IS A 3% CHARGE TO COVER FEES ON ALL TRANSACTION

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

**UNAUDITED
FINANCIAL
STATEMENTS
A**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
TABLE OF CONTENTS**

Description	Page Number(s)
Combined - Bayside Improvement and Bay Creek	
<i>Governmental funds</i>	
Balance sheet - governmental funds	1
Statement of revenues, expenditures and changes in fund balances	
General funds: 001 & 101	2 - 4
<i>Proprietary funds</i>	
Statement of net position	
Enterprise funds: 401 & 451	5
Statement of revenues, expenses and changes in net position	
Enterprise funds: 401 & 451	6 - 7
Bayside Improvement	
<i>Governmental funds</i>	
Balance sheet	8
Statement of revenues, expenditures and changes in fund balances	
General fund: 001	9 - 11
General fund: 002 - The Colony	12 - 13
<i>Proprietary funds</i>	
Statement of net position	
Enterprise fund: 401	14
Statement of revenues, expenses and changes in net position	
Enterprise fund: 401	15 - 16
Bay Creek	
<i>Governmental funds</i>	
Balance sheet	17
Statement of revenues, expenditures and changes in fund balances	
General fund: 101	18 - 20
<i>Proprietary funds</i>	
Statement of net position	
Enterprise fund: 451	21
Statement of revenues, expenses and changes in net position	
Enterprise fund: 451	22 - 23

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	<u>General Fund</u>		
	General Fund 001 & 101	General Fund 002	Total Governmental Funds
ASSETS			
Cash			
Truist	\$ 432,822	\$171,396	\$ 604,218
Truist - Debt Card	7,098	-	7,098
FineMark MM	2	-	2
FineMark ICS	-	6	6
Bank United MM	125,000	5,000	130,000
Bank United ICS *	1,615,087	647,055	2,262,142
Undeposited funds	30,272	-	30,272
Accounts receivable (clearing fund)	212,478	79,629	292,107
Due from Bay Creek - enterprise fund 451	87,819	-	87,819
Prepaid expense	130	-	130
WC deposit	1,806	-	1,806
Deposits	125	555	680
Total assets	<u>\$ 2,512,639</u>	<u>\$ 903,641</u>	<u>\$ 3,416,280</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Due to other funds			
Due to Bayside - enterprise fund 401	22,704	-	22,704
Due to Bay Creek - enterprise fund 451	7,568	-	7,568
Total liabilities	<u>30,272</u>	<u>-</u>	<u>30,272</u>
Fund Balances			
Unassigned	2,482,367	903,641	3,386,008
Total fund balances	<u>2,482,367</u>	<u>903,641</u>	<u>3,386,008</u>
Total liabilities and fund balances	<u>\$ 2,512,639</u>	<u>\$ 903,641</u>	<u>\$ 3,416,280</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 JANUARY 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 212,479	\$ 2,446,360	\$ 2,727,746	90%
Interest	3	5,591	79,000	7%
Total revenues	<u>212,482</u>	<u>2,451,951</u>	<u>2,806,746</u>	87%
EXPENDITURES				
Administrative				
Supervisors	-	3,068	19,377	16%
Engineering	3,085	3,975	15,000	27%
Legal	1,698	3,243	18,000	18%
Audit	750	3,750	15,000	25%
Management	3,500	14,000	42,000	33%
Accounting & payroll	1,400	5,600	16,799	33%
Computer services	1,039	2,299	5,040	46%
Assessment roll preparation* ¹	706	2,825	8,476	33%
Telephone	79	317	950	33%
Postage & reproduction	243	580	1,350	43%
Printing & binding	410	1,639	4,918	33%
Legal notices and communications	-	373	1,125	33%
Office supplies	-	311	750	41%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	158	253	62%
Insurance* ¹	-	20,400	21,576	95%
Miscellaneous (bank fees)	162	1,071	5,250	20%
Total administrative	<u>13,072</u>	<u>63,872</u>	<u>176,127</u>	36%
Field management				
Other contractual	3,150	12,599	37,799	33%
Total field management services	<u>3,150</u>	<u>12,599</u>	<u>37,799</u>	33%
Water management				
NPDES program	355	355	3,165	11%
Other contractual services: lakes	14,059	57,501	174,075	33%
Other contractual services: wetlands	-	16,400	44,310	37%
Other contractual services: culverts/drains	-	-	37,980	0%
Other contractual services: lake health	-	529	6,330	8%
Aquascaping* ¹	-	-	18,990	0%
Capital outlay	-	-	9,495	0%
Repairs and maintenance (aerators)	184	4,606	9,495	49%
Total water management services	<u>14,598</u>	<u>79,391</u>	<u>303,840</u>	26%

**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 JANUARY 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	4,157	22,933	-	N/A
Electricity	5,751	19,078	55,000	35%
Contractual services-lightpole	-	-	40,000	0%
Total street lighting services	<u>9,908</u>	<u>42,011</u>	<u>95,000</u>	44%
Landscaping				
Supervisor	9,407	30,059	125,000	24%
Personnel services	133,344	415,482	1,235,000	34%
Capital outlay	-	3,113	60,000	5%
Fuel	2,255	7,453	25,000	30%
Repairs and maintenance (parts)	1,114	6,665	40,000	17%
Insurance* ¹	-	22,649	24,608	92%
Minor operating equipment	1,457	6,350	20,000	32%
Horticulture dumpster	7,600	29,100	65,000	45%
Employee uniforms	1,909	6,054	29,000	21%
Chemicals	10,529	28,851	68,000	42%
Flower program* ²	-	70,924	130,000	55%
Mulch program* ²	-	78,941	83,000	95%
Plant replacement program* ²	-	3,670	45,000	8%
Other contractual - tree trimming* ¹	4,575	7,525	12,660	59%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	-	-	1,500	0%
Maintenance tracking software	-	-	11,886	0%
Unbudgeted contractual services	-	-	82,000	0%
Fountain maintenance	203	590	18,114	3%
Office operations	1,372	7,197	25,000	29%
Monument maintenance	-	-	15,000	0%
Total landscaping services	<u>173,765</u>	<u>724,623</u>	<u>2,117,768</u>	34%
Roadway				
Personnel	875	2,386	7,700	31%
Repairs and maintenance - parts	-	-	4,500	0%
Insurance	-	2,484	2,501	99%
Total roadway services	<u>875</u>	<u>4,870</u>	<u>14,701</u>	33%

**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 JANUARY 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Parks & recreation				
Utilities	770	3,080	11,000	28%
Operating supplies	-	51	1,500	3%
Total parks & recreation	<u>770</u>	<u>3,131</u>	<u>12,500</u>	25%
Other fees & charges				
Property appraiser	-	3,629	3,625	100%
Tax collector	-	6,794	5,358	127%
Total other fees & charges	<u>-</u>	<u>10,423</u>	<u>8,983</u>	116%
Total expenditures	<u>216,138</u>	<u>940,920</u>	<u>2,766,718</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	(3,656)	1,511,031	40,028	
Fund balances - beginning	<u>2,486,023</u>	<u>971,336</u>	<u>1,040,433</u>	
Fund balances - ending	<u>\$ 2,482,367</u>	<u>\$ 2,482,367</u>	<u>\$ 1,080,461</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
JANUARY 31, 2025**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 167,533	\$ -	\$ 167,533
SunTrust	38,469	44,577	83,046
Bank United MM	80,000	2,000	82,000
Bank United ICS *	1,120,990	8,384	1,129,374
Accounts receivable (customers)	19,501	17,035	36,536
Due from Bayside general fund 001	22,704	7,568	30,272
Accounts receivable (clearing fund)	20,745	4,843	25,588
WC deposit	104	35	139
Total current assets	<u>1,470,046</u>	<u>84,442</u>	<u>1,554,488</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	(1,642,060)	(568,896)	(2,210,956)
Total capital assets, net of accumulated depreciation	<u>326,899</u>	<u>52,625</u>	<u>379,524</u>
Total noncurrent assets	<u>326,899</u>	<u>52,625</u>	<u>379,524</u>
Total assets	<u>1,796,945</u>	<u>137,067</u>	<u>1,934,012</u>
LIABILITIES			
Current liabilities:			
Customer deposits	\$ 48,070	\$ 12,189	\$ 60,259
Due to Bay Creek general fund 101	-	87,819	87,819
Total current liabilities	<u>48,070</u>	<u>100,008</u>	<u>148,078</u>
NET POSITION			
Net investment in capital assets	326,899	52,625	379,524
Unrestricted	1,421,976	(15,566)	1,406,410
Total net position	<u>\$ 1,748,875</u>	<u>\$ 37,059</u>	<u>\$ 1,785,934</u>

* Statements were not received prior to Financials being prepared

**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 JANUARY 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ 25,588	\$ 301,552	\$ 325,583	93%
Irrigation	52,018	157,656	584,000	27%
Total operating revenues	<u>77,606</u>	<u>459,208</u>	<u>909,583</u>	50%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	-	1,022	6,459	16%
Engineering fees	1,028	1,325	5,000	27%
Legal	565	1,081	6,000	18%
Audit	250	1,250	5,000	25%
Management	1,423	5,689	17,066	33%
Accounting & payroll	467	1,867	5,600	33%
Computer services	347	767	1,680	46%
Utility billing	4,031	16,981	44,000	39%
Telephone	25	104	311	33%
Postage & reproduction	81	193	450	43%
Printing and binding	136	547	1,639	33%
Legal notices and communications	-	124	375	33%
Office supplies	-	104	251	41%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	52	147	35%
Insurance* ¹	-	6,800	6,728	101%
Miscellaneous	246	2,926	1,750	167%
Total administrative services	<u>8,599</u>	<u>40,920</u>	<u>102,543</u>	40%
Field management services				
Other contractual services	1,051	4,200	12,600	33%
Total field management services	<u>1,051</u>	<u>4,200</u>	<u>12,600</u>	33%
Water management services				
NPDES program	205	205	1,835	11%
Other contractual services: lakes	8,151	33,339	100,925	33%
Other contractual services: wetlands	-	9,508	25,691	37%
Other contractual services: culverts/drains	-	-	22,020	0%
Other contractual services: lake health	-	307	3,670	8%
Aquascaping* ¹	-	-	11,010	0%
Capital outlay	-	-	5,505	0%
Repairs and maintenance (aerators)*	107	2,670	5,505	49%
Total water management services	<u>8,463</u>	<u>46,029</u>	<u>176,161</u>	26%

**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 JANUARY 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	7,340	0%
Total landscape services	-	-	7,340	0%
Roadway services				
Personnel	258	727	4,955	15%
Repairs and maintenance - parts	-	-	3,671	0%
Insurance	32	1,882	2,999	63%
Total irrigation supply services	290	2,609	11,625	22%
Irrigation supply services				
Personnel	6,434	19,948	67,000	30%
Reclaimed water	-	26,656	100,000	27%
Repairs and maintenance - parts	4,318	12,049	25,000	48%
Insurance ^{*1}	-	16,281	19,480	84%
Meter costs	-	4,337	7,500	58%
Other contractual services	800	3,051	9,000	34%
Electricity	11,643	38,350	90,000	43%
Pumps & machinery	77,497	84,658	75,000	113%
Depreciation	4,876	19,504	60,000	33%
Total irrigation supply services	105,568	224,834	452,980	50%
Total operating expenses	123,971	318,592	763,249	42%
Operating income/(loss)	(46,365)	140,616	146,334	
Nonoperating revenues/(expenses):				
Interest income	6	8,201	500	1640%
Miscellaneous income	-	-	50,700	0%
Miscellaneous income roof replacement	30,272	30,272	-	N/A
Total nonoperating revenues	30,278	38,473	51,200	75%
Change in net position	(16,087)	179,089	197,534	
Total net position - beginning	1,802,021	1,606,845	1,589,985	
Total net position - ending	<u>\$ 1,785,934</u>	<u>\$ 1,785,934</u>	<u>\$ 1,787,519</u>	

^{*1} Typically an annual expense.

^{*2} Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	General Fund		Total
		The	Governmental
	001	Colony 002	Funds
ASSETS			
Cash			
Truist	\$ 288,435	\$171,396	\$ 459,831
Truist - debit card	7,098	-	7,098
FineMark ICS	-	6	6
Bank United ICS *	1,245,257	647,055	1,892,312
Bank United MM	100,000	5,000	105,000
Undeposited funds	30,272	-	30,272
Accounts receivable (clearing fund)	183,923	79,629	263,552
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 1,856,702</u>	<u>\$ 903,641</u>	<u>\$ 2,760,343</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Due to other governments (Bay Creek)			
Bay Creek - enterprise fund 451	7,568	-	7,568
Due to Bayside - enterprise fund 401	22,704	-	22,704
Total liabilities	<u>30,272</u>	<u>-</u>	<u>30,272</u>
Fund balances			
Unassigned	1,826,430	903,641	2,730,071
Total fund balances	<u>1,826,430</u>	<u>903,641</u>	<u>2,730,071</u>
Total liabilities and fund balances	<u>\$ 1,856,702</u>	<u>\$ 903,641</u>	<u>\$ 2,760,343</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 183,924	\$ 1,980,591	\$ 2,188,681	90%
Interest	2	3,418	67,000	5%
Total revenue	<u>183,926</u>	<u>1,984,009</u>	<u>2,255,681</u>	88%
EXPENDITURES				
Administration services				
Supervisors	-	1,534	9,689	16%
Engineering	2,503	3,225	12,171	26%
Legal	1,378	2,631	14,605	18%
Audit	375	1,875	7,500	25%
Management	2,840	11,360	34,079	33%
Accounting & payroll	1,136	4,544	13,631	33%
Computer services	843	1,865	4,089	46%
Assessment roll preparation* ¹	573	2,292	6,877	33%
Telephone	64	257	771	33%
Postage & reproduction	197	471	1,095	43%
Printing & binding	333	1,330	3,990	33%
Legal notices and communications	-	303	913	33%
Office supplies	-	252	609	41%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	128	205	62%
Insurance* ¹	-	10,200	10,788	95%
Miscellaneous (bank fees)	92	830	4,260	19%
Total administration services	<u>10,334</u>	<u>43,310</u>	<u>125,485</u>	35%
Field management				
Other contractual services	<u>2,556</u>	<u>10,223</u>	<u>30,670</u>	33%
Total field management services	<u>2,556</u>	<u>10,223</u>	<u>30,670</u>	33%
Water management				
NPDES program	288	288	2,568	11%
Other contractual services: lakes	11,407	46,657	141,244	33%
Other contractual services: wetlands	-	13,307	35,953	37%
Other contractual service: culverts/drains	-	-	30,817	0%
Other contractual services: lake health	-	429	5,136	8%
Aquascaping* ¹	-	-	15,408	0%
Capital outlay	-	-	7,704	0%
Repairs and maintenance (aerators)	149	3,737	7,704	49%
Total water management services	<u>11,844</u>	<u>64,418</u>	<u>246,534</u>	26%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	3,373	18,608	-	N/A
Electricity	4,666	15,480	44,627	35%
Contractual services-lightpole	-	-	32,456	0%
Total street lighting services	8,039	34,088	77,083	44%
Landscaping				
Supervisor	7,632	24,388	101,425	24%
Personnel	108,172	337,071	1,002,079	34%
Capital outlay	-	2,526	48,684	5%
Fuel	1,830	6,047	20,285	30%
Repairs & maintenance (parts)	904	5,408	32,456	17%
Insurance* ¹	-	18,339	19,967	92%
Minor operating equipment	1,183	5,151	16,228	32%
Horticultural dumpster	6,167	23,612	52,741	45%
Employee uniforms	1,549	4,912	23,531	21%
Chemicals	8,543	23,410	55,175	42%
Flower program* ²	-	57,548	105,482	55%
Mulch program* ²	-	64,053	67,346	95%
Plant replacement program* ²	-	2,978	36,513	8%
Other contractual - tree trimming* ¹	3,712	6,106	10,272	59%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	-	-	1,217	0%
Maintenance tracking software	-	-	8,114	0%
Contractual service-palm pruning	-	-	66,535	0%
Fountain maintenance	165	479	16,228	3%
Office operations	1,113	5,840	20,285	29%
Monument maintenance	-	-	12,171	0%
Total landscaping services	140,970	587,868	1,718,357	34%
Roadway services				
Personnel	710	1,936	6,248	31%
Repairs & maintenance - parts	-	-	3,651	0%
Insurance	-	2,011	2,029	99%
Total roadway services	710	3,947	11,928	33%
Parks & recreation				
Utilities	739	2,957	10,560	28%
Operating supplies	-	49	1,440	3%
Total parks & recreation	739	3,006	12,000	25%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	3,484	3,480	100%
Tax collector	-	5,363	5,144	104%
Total other fees & charges	-	8,847	8,624	103%
Total expenditures	175,192	755,707	2,230,681	34%
Excess/(deficiency) of revenues over/(under) expenditures	8,734	1,228,302	25,000	
Fund balances - beginning	1,817,696	598,128	646,347	
Fund balances - ending	<u>\$ 1,826,430</u>	<u>\$ 1,826,430</u>	<u>\$ 671,347</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 JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 79,629	\$ 855,215	\$ 937,227	91%
Interest & miscellaneous	2	473	20,000	2%
Total revenues	<u>79,631</u>	<u>855,688</u>	<u>957,227</u>	89%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	3,127	9,380	33%
Computer services	284	1,137	3,411	33%
Assessment roll preparation* ¹	96	383	1,150	33%
Field management	1,184	4,737	14,211	33%
Other current charges	73	287	-	N/A
Total administrative services	<u>2,419</u>	<u>9,671</u>	<u>28,152</u>	34%
Street lighting services				
Contractual services - light poles* ¹	-	-	131,875	0%
Total street lighting services	<u>-</u>	<u>-</u>	<u>131,875</u>	0%
Landscaping maintenance services				
Personnel services	47,119	144,638	402,000	36%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	-	-	1,500	0%
Other contractual - turf & shrub	14,728	29,455	100,000	29%
Rentals & leases	-	-	20,000	0%
Fuel	-	-	7,500	0%
Repairs & maintenance (parts)	1,390	3,912	14,000	28%
Insurance* ¹	-	3,693	3,000	123%
Minor operating equipment	-	1,074	-	N/A
Horticulture dumpster	-	7,500	16,000	47%
Miscellaneous equipment	-	-	2,500	0%
Chemicals	525	630	3,500	18%
Flower program* ²	-	36,448	70,000	52%
Mulch program* ²	-	15,810	40,000	40%
Plant replacement program* ²	-	75	40,000	0%
Other contractual - tree trimming* ²	1,200	5,313	12,000	44%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>64,962</u>	<u>248,548</u>	<u>736,500</u>	34%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED JANUARY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	<u>12,577</u>	<u>65,950</u>	<u>150,000</u>	44%
Total fountain services	<u>12,577</u>	<u>65,950</u>	<u>150,000</u>	44%
Total expenditures	<u>79,958</u>	<u>324,169</u>	<u>1,046,527</u>	31%
Net increase/(decrease) of fund balance	(327)	531,519	(89,300)	
Fund balance - beginning	<u>903,968</u>	<u>372,122</u>	<u>368,526</u>	
Fund balance - ending	<u>\$ 903,641</u>	<u>\$ 903,641</u>	<u>\$ 279,226</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 401
JANUARY 31, 2025**

	Bayside Improvement Enterprise Fund 401
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 167,533
Truist	38,469
Bank United ICS *	1,120,990
Bank United MM	80,000
Accounts receivable (customers)	19,501
Due from Bayside general fund 001	22,704
Accounts receivable (clearing fund)	20,745
WC deposit	104
Total current assets	<u>1,470,046</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,968,959
Less accumulated depreciation	<u>(1,642,060)</u>
Total capital assets, net of accumulated depreciation	<u>326,899</u>
Total noncurrent assets	<u>326,899</u>
Total assets	<u>1,796,945</u>
LIABILITIES	
Current liabilities:	
Customer deposits	48,070
Total current liabilities	<u>48,070</u>
NET POSITION	
Net investment in capital assets	326,899
Unrestricted	<u>1,421,976</u>
Total net position	<u><u>\$ 1,748,875</u></u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 20,745	\$ 222,804	\$ 244,141	91%
Irrigation	34,044	106,419	325,000	33%
Total operating revenues	<u>54,789</u>	<u>329,223</u>	<u>569,141</u>	58%
Operating expenses				
Administrative services				
Supervisors	-	511	3,230	16%
Engineering	771	994	3,750	27%
Legal	424	811	4,500	18%
Audit	125	625	2,500	25%
Management	1,067	4,267	12,800	33%
Accounting & payroll	350	1,400	4,200	33%
Computer services	260	575	1,260	46%
Utility billing	3,023	12,736	33,000	39%
Telephone	19	78	233	33%
Postage & reproduction	61	145	338	43%
Printing and binding	102	410	1,229	33%
Legal notices and communications	-	93	281	33%
Office supplies	-	78	188	41%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	39	110	35%
Insurance* ¹	-	3,400	3,364	101%
Miscellaneous	146	2,750	1,313	209%
Total administrative services	<u>6,348</u>	<u>28,978</u>	<u>72,361</u>	40%
Field management services				
Other contractual services	788	3,150	9,450	33%
Total field management services	<u>788</u>	<u>3,150</u>	<u>9,450</u>	33%
Water management services				
NPDES program	154	154	1,376	11%
Other contractual services: lakes	6,113	25,004	75,694	33%
Other contractual services: wetlands	-	7,131	19,268	37%
Other contractual services: culverts/drains	-	-	16,515	0%
Other contractual services: lake health	-	230	2,753	8%
Aquascaping* ¹	-	-	8,258	0%
Capital outlay	-	-	4,129	0%
Repairs and maintenance (aerators)*	80	2,003	4,129	49%
Total water management services	<u>6,347</u>	<u>34,522</u>	<u>132,122</u>	26%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	5,505	0%
Total landscape services	-	-	5,505	0%
Roadway services				
Personnel	193	545	3,716	15%
Repairs and maintenance - parts	-	-	2,753	0%
Insurance	24	1,412	2,250	63%
Total irrigation supply services	217	1,957	8,719	22%
Irrigation supply services				
Personnel	4,825	14,960	50,250	30%
Repairs and maintenance - parts	3,240	9,036	18,750	48%
Insurance ^{*1}	-	12,211	14,610	84%
Meter costs	-	3,253	5,625	58%
Other contractual services	600	2,288	6,750	34%
Electricity	8,732	28,763	67,500	43%
Pumps & machinery	58,123	63,493	56,250	113%
Depreciation	3,626	14,504	45,000	32%
Total irrigation supply services	79,146	148,508	264,735	56%
Total operating expenses	92,846	217,115	492,892	44%
Operating income/(loss)	(38,057)	112,108	76,249	
Nonoperating revenues/(expenses)				
Interest income	6	8,117	375	2165%
Miscellaneous income	-	-	50,000	0%
Miscellaneous income roof replacement	22,704	22,704	-	N/A
Total nonoperating revenues	22,710	30,821	50,375	61%
Change in net position	(15,347)	142,929	126,624	
Total net position - beginning	1,764,222	1,605,946	1,578,914	
Total net position - ending	<u>\$ 1,748,875</u>	<u>\$ 1,748,875</u>	<u>\$ 1,705,538</u>	

^{*1} Typically an annual expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	<u>General Fund</u>	<u>Total Governmental Funds</u>
	<u>101</u>	
ASSETS		
Cash		
Truist	\$ 144,387	\$ 144,387
FineMark MM	2	2
Bank United ICS *	369,830	369,830
Bank United MM	25,000	25,000
Accounts receivable (clearing fund)	28,555	28,555
Due from Bay Creek - enterprise fund 451	87,819	87,819
WC deposit	344	344
Total assets	<u>\$ 655,937</u>	<u>\$ 655,937</u>
LIABILITIES & FUND BALANCES		
Liabilities	<u>\$ -</u>	<u>\$ -</u>
Total liabilities	<u>-</u>	<u>-</u>
Fund balances		
Unassigned	<u>655,937</u>	<u>655,937</u>
Total fund balances	<u>655,937</u>	<u>655,937</u>
Total liabilities and fund balances	<u>\$ 655,937</u>	<u>\$ 655,937</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 28,555	\$ 465,769	\$ 539,038	86%
Interest	1	2,173	12,000	18%
Total revenues	<u>28,556</u>	<u>467,942</u>	<u>551,038</u>	85%
EXPENDITURES				
Administration services				
Supervisors	-	1,534	9,689	16%
Engineering	582	750	2,829	27%
Legal	320	612	3,395	18%
Audit	375	1,875	7,500	25%
Management	660	2,640	7,921	33%
Accounting & payroll	264	1,056	3,168	33%
Computer services	196	434	951	46%
Assessment roll preparation* ¹	133	533	1,599	33%
Telephone	15	60	179	34%
Postage & reproduction	46	109	255	43%
Printing & binding	77	309	928	33%
Legal notices and communications	-	70	212	33%
Office supplies	-	59	141	42%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	30	48	63%
Insurance* ¹	-	10,200	10,788	95%
Miscellaneous (bank fees)	70	241	990	24%
Total administration services	<u>2,738</u>	<u>20,562</u>	<u>50,643</u>	41%
Field management fees				
Other contractual	594	2,376	7,129	33%
Total field management	<u>594</u>	<u>2,376</u>	<u>7,129</u>	33%
Water management				
NPDES program	67	67	597	11%
Other contractual services: lakes	2,652	10,844	32,831	33%
Other contractual services: wetlands	-	3,093	8,357	37%
Other contractual service: culverts/drains	-	-	7,163	0%
Other contractual services: lake health	-	100	1,194	8%
Aquascaping* ¹	-	-	3,582	0%
Capital outlay	-	-	1,791	0%
Repairs and maintenance (aerators)	35	869	1,791	49%
Total water management	<u>2,754</u>	<u>14,973</u>	<u>57,306</u>	26%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	784	4,325	-	N/A
Electricity	1,085	3,598	10,373	35%
Contractual services-lightpole	-	-	7,544	0%
Total street lighting	<u>1,869</u>	<u>7,923</u>	<u>17,917</u>	44%
Landscape services				
Supervisor	1,775	5,671	23,575	24%
Personnel services	25,172	78,411	232,921	34%
Capital outlay	-	587	11,316	5%
Fuel	425	1,406	4,715	30%
Repairs and maintenance (parts)	210	1,257	7,544	17%
Insurance* ¹	-	4,310	4,641	93%
Minor operating equipment	274	1,199	3,772	32%
Horticulture dumpster	1,433	5,488	12,259	45%
Employee uniforms	360	1,142	5,469	21%
Chemicals	1,986	5,441	12,825	42%
Flower program* ²	-	13,376	24,518	55%
Mulch program* ²	-	14,888	15,654	95%
Plant replacement program* ²	-	692	8,487	8%
Other contractual - tree trimming* ¹	863	1,419	2,388	59%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	-	-	283	0%
Maintenance tracking software	-	-	3,772	0%
Contractual service-palm pruning	-	-	15,465	0%
Fountain maintenance	38	111	1,886	6%
Office operations	259	1,357	4,715	29%
Monument maintenance	-	-	2,829	0%
Total landscape services	<u>32,795</u>	<u>136,755</u>	<u>399,411</u>	34%
Roadway services				
Personnel	165	450	1,452	31%
Repairs and maintenance - parts	-	-	849	0%
Insurance	-	473	472	100%
Total roadway services	<u>165</u>	<u>923</u>	<u>2,773</u>	33%
Parks & recreation				
Utilities	31	123	440	28%
Operating supplies	-	2	60	3%
Total parks and recreation	<u>31</u>	<u>125</u>	<u>500</u>	25%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JANUARY 31, 2025**

	<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	-	1,431	214	669%
Total other fees & charges	-	1,576	359	439%
Total expenditures	40,946	185,213	536,038	35%
Excess/(deficiency) of revenues over/(under) expenditures	(12,390)	282,729	15,000	
Fund balances - beginning	668,327	373,208	394,086	
Fund balances - ending	<u>\$ 655,937</u>	<u>\$ 655,937</u>	<u>\$ 409,086</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 451
JANUARY 31, 2025**

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
Truist	\$ 44,577
Bank United ICS *	8,384
Bank United MM	2,000
Accounts receivable (customers)	17,035
Due from Bayside general fund 001	7,568
Accounts receivable (clearing fund)	4,843
WC deposit	35
Total current assets	<u>84,442</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	24,570
Irrigation system	596,951
Less accumulated depreciation	(568,896)
Total capital assets, net of accumulated depreciation	<u>52,625</u>
Total noncurrent assets	<u>52,625</u>
Total assets	<u>137,067</u>
LIABILITIES	
Current Liabilities:	
Customer deposits	12,189
Due to Bay Creek general fund 101	87,819
Total current liabilities	<u>100,008</u>
NET POSITION	
Net investment in capital assets	52,625
Unrestricted	(15,566)
Total net position	<u>\$ 37,059</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED JANUARY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 4,843	\$ 78,748	\$ 81,442	97%
Irrigation	17,974	51,237	259,000	20%
Total operating revenues	<u>22,817</u>	<u>129,985</u>	<u>340,442</u>	38%
Operating expenses				
Administrative services				
Supervisors	-	511	3,230	16%
Engineering	257	331	1,250	26%
Legal	141	270	1,500	18%
Audit	125	625	2,500	25%
Management	356	1,422	4,267	33%
Accounting & payroll	117	467	1,400	33%
Computer services	87	192	420	46%
Utility billing	1,008	4,245	11,000	39%
Telephone	6	26	78	33%
Postage & reproduction	20	48	113	42%
Printing and binding	34	137	410	33%
Legal notices and communications	-	31	94	33%
Office supplies	-	26	63	41%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	13	37	35%
Insurance* ¹	-	3,400	3,364	101%
Miscellaneous	100	176	438	40%
Total administrative services	<u>2,251</u>	<u>11,942</u>	<u>30,186</u>	40%
Field management services				
Other contractual services	263	1,050	3,150	33%
Total field management services	<u>263</u>	<u>1,050</u>	<u>3,150</u>	33%
Water management services				
NPDES program	51	51	459	11%
Other contractual services: lakes	2,038	8,335	25,231	33%
Other contractual services: wetlands	-	2,377	6,423	37%
Other contractual services: culverts/drains	-	-	5,505	0%
Other contractual services: lake health	-	77	918	8%
Aquascaping* ¹	-	-	2,753	0%
Capital outlay	-	-	1,376	0%
Repairs and maintenance (aerators)*	27	667	1,376	48%
Total water management services	<u>2,116</u>	<u>11,507</u>	<u>44,041</u>	26%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED JANUARY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Landscape services				
Other contractual - tree trimming	-	-	1,835	0%
Total landscape services	<u>-</u>	<u>-</u>	<u>1,835</u>	0%
Roadway services				
Personnel	65	182	1,239	15%
Repairs and maintenance - parts	-	-	918	0%
Insurance	<u>8</u>	<u>470</u>	<u>750</u>	63%
Total irrigation supply services	<u>73</u>	<u>652</u>	<u>2,907</u>	22%
Irrigation supply services				
Personnel	1,609	4,988	16,750	30%
Reclaimed water	-	26,656	100,000	27%
Repairs and maintenance - parts	1,078	3,013	6,250	48%
Insurance* ¹	-	4,070	4,870	84%
Meter costs	-	1,084	1,875	58%
Other contractual services	200	763	2,250	34%
Electricity	2,911	9,587	22,500	43%
Pumps & machinery	19,374	21,165	18,750	113%
Depreciation	<u>1,250</u>	<u>5,000</u>	<u>15,000</u>	33%
Total irrigation supply services	<u>26,422</u>	<u>76,326</u>	<u>188,245</u>	41%
Total operating expenses	<u>31,125</u>	<u>101,477</u>	<u>270,364</u>	38%
Operating income/(loss)	(8,308)	28,508	70,078	
Nonoperating revenues/(expenses)				
Interest income	-	84	125	67%
Miscellaneous income	-	-	700	0%
Miscellaneous income roof replacement	<u>7,568</u>	<u>7,568</u>	-	N/A
Total nonoperating revenues	<u>7,568</u>	<u>7,652</u>	<u>825</u>	928%
Change in net position	(740)	36,160	70,903	
Total net position - beginning	<u>37,799</u>	<u>899</u>	<u>11,071</u>	
Total net position - ending	<u><u>\$ 37,059</u></u>	<u><u>\$ 37,059</u></u>	<u><u>\$ 81,974</u></u>	

*¹ Typically an annual expense.

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

**UNAUDITED
FINANCIAL
STATEMENTS
B**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

BAYSIDE IMPROVEMENT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICTS TABLE OF CONTENTS

Description	Page Number(s)
Combined - Bayside Improvement and Bay Creek	
<i>Governmental funds</i>	
Balance sheet - governmental funds	1
Statement of revenues, expenditures and changes in fund balances	
General funds: 001 & 101	2 - 4
<i>Proprietary funds</i>	
Statement of net position	
Enterprise funds: 401 & 451	5
Statement of revenues, expenses and changes in net position	
Enterprise funds: 401 & 451	6 - 7
Bayside Improvement	
<i>Governmental funds</i>	
Balance sheet	8
Statement of revenues, expenditures and changes in fund balances	
General fund: 001	9 - 11
General fund: 002 - The Colony	12 - 13
<i>Proprietary funds</i>	
Statement of net position	
Enterprise fund: 401	14
Statement of revenues, expenses and changes in net position	
Enterprise fund: 401	15 - 16
Bay Creek	
<i>Governmental funds</i>	
Balance sheet	17
Statement of revenues, expenditures and changes in fund balances	
General fund: 101	18 - 20
<i>Proprietary funds</i>	
Statement of net position	
Enterprise fund: 451	21
Statement of revenues, expenses and changes in net position	
Enterprise fund: 451	22 - 23

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund		
	General Fund 001 & 101	General Fund 002	Total Governmental Funds
ASSETS			
Cash			
Truist	\$ 303,690	\$181,211	\$ 484,901
Truist - Debt Card	7,097	-	7,097
FineMark MM	1	-	1
FineMark ICS	-	6	6
Bank United MM	125,000	5,000	130,000
Bank United ICS *	1,619,346	647,869	2,267,215
Accounts receivable (clearing fund)	92,895	32,985	125,880
Due from Bay Creek - enterprise fund 451	87,819	-	87,819
Prepaid expense	130	-	130
WC deposit	1,806	-	1,806
Deposits	125	555	680
Total assets	<u>\$ 2,237,909</u>	<u>\$ 867,626</u>	<u>\$ 3,105,535</u>
LIABILITIES & FUND BALANCES			
Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances			
Unassigned	<u>2,237,909</u>	<u>867,626</u>	<u>3,105,535</u>
Total fund balances	<u>2,237,909</u>	<u>867,626</u>	<u>3,105,535</u>
Total liabilities and fund balances	<u>\$ 2,237,909</u>	<u>\$ 867,626</u>	<u>\$ 3,105,535</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 FEBRUARY 28, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 92,896	\$ 2,539,255	\$ 2,727,746	93%
Interest	2,530	9,858	79,000	12%
Total revenues	<u>95,426</u>	<u>2,549,113</u>	<u>2,806,746</u>	91%
EXPENDITURES				
Administrative				
Supervisors	1,454	4,522	19,377	23%
Engineering	3,692	7,666	15,000	51%
Legal	1,108	4,351	18,000	24%
Audit	-	3,750	15,000	25%
Management	3,500	17,501	42,000	42%
Accounting & payroll	1,400	6,999	16,799	42%
Computer services	1,039	3,337	5,040	66%
Assessment roll preparation* ¹	706	3,531	8,476	42%
Telephone	79	396	950	42%
Postage & reproduction	85	666	1,350	49%
Printing & binding	410	2,050	4,918	42%
Legal notices and communications	-	373	1,125	33%
Office supplies	359	669	750	89%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	158	253	62%
Insurance* ¹	-	20,400	21,576	95%
Miscellaneous (bank fees)	171	1,242	5,250	24%
Total administrative	<u>14,003</u>	<u>77,874</u>	<u>176,127</u>	44%
Field management				
Other contractual	3,150	15,749	37,799	42%
Total field management services	<u>3,150</u>	<u>15,749</u>	<u>37,799</u>	42%
Water management				
NPDES program	-	355	3,165	11%
Other contractual services: lakes	14,059	71,560	174,075	41%
Other contractual services: wetlands	4,601	21,001	44,310	47%
Other contractual services: culverts/drains	949	949	37,980	2%
Other contractual services: lake health	-	529	6,330	8%
Aquascaping* ¹	-	-	18,990	0%
Capital outlay	-	-	9,495	0%
Repairs and maintenance (aerators)	2,935	7,540	9,495	79%
Total water management services	<u>22,544</u>	<u>101,934</u>	<u>303,840</u>	34%

**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 FEBRUARY 28, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	30,575	53,508	-	N/A
Electricity	7,217	26,295	55,000	48%
Contractual services-lightpole	-	-	40,000	0%
Total street lighting services	<u>37,792</u>	<u>79,803</u>	<u>95,000</u>	84%
Landscaping				
Supervisor	6,745	36,804	125,000	29%
Personnel services	97,806	513,287	1,235,000	42%
Capital outlay	4,839	7,953	60,000	13%
Fuel	2,664	10,117	25,000	40%
Repairs and maintenance (parts)	1,347	8,012	40,000	20%
Insurance* ¹	-	22,649	24,608	92%
Minor operating equipment	1,793	8,145	20,000	41%
Horticulture dumpster	11,400	40,500	65,000	62%
Employee uniforms	1,055	7,109	29,000	25%
Chemicals	4,320	33,170	68,000	49%
Flower program* ²	1,670	72,594	130,000	56%
Mulch program* ²	-	78,941	83,000	95%
Plant replacement program* ²	19,940	23,610	45,000	52%
Other contractual - tree trimming* ¹	26,000	33,525	12,660	265%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	-	-	1,500	0%
Maintenance tracking software	-	-	11,886	0%
Unbudgeted contractual services	81,215	81,215	82,000	99%
Fountain maintenance	126	717	18,114	4%
Office operations	1,840	9,036	25,000	36%
Monument maintenance	-	-	15,000	0%
Total landscaping services	<u>262,760</u>	<u>987,384</u>	<u>2,117,768</u>	47%
Roadway				
Personnel	571	2,959	7,700	38%
Repairs and maintenance - parts	-	-	4,500	0%
Insurance	-	2,484	2,501	99%
Total roadway services	<u>571</u>	<u>5,443</u>	<u>14,701</u>	37%

**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 FEBRUARY 28, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Parks & recreation				
Utilities	770	3,850	11,000	35%
Operating supplies	29	80	1,500	5%
Total parks & recreation	<u>799</u>	<u>3,930</u>	<u>12,500</u>	31%
Other fees & charges				
Property appraiser	-	3,629	3,625	100%
Tax collector	-	6,794	5,358	127%
Total other fees & charges	<u>-</u>	<u>10,423</u>	<u>8,983</u>	116%
Total expenditures	<u>341,619</u>	<u>1,282,540</u>	<u>2,766,718</u>	46%
Excess/(deficiency) of revenues over/(under) expenditures	(246,193)	1,266,573	40,028	
Fund balances - beginning	<u>2,484,102</u>	<u>971,336</u>	<u>1,040,433</u>	
Fund balances - ending	<u><u>\$ 2,237,909</u></u>	<u><u>\$ 2,237,909</u></u>	<u><u>\$ 1,080,461</u></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
FEBRUARY 28, 2025**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 217,346	\$ -	\$ 217,346
SunTrust	26,207	47,845	74,052
Bank United MM	80,000	2,000	82,000
Bank United ICS *	1,126,078	8,433	1,134,511
Accounts receivable (customers)	13,455	11,999	25,454
Due from Bayside general fund 001	-	7,568	7,568
Accounts receivable (clearing fund)	8,593	2,833	11,426
WC deposit	104	35	139
Total current assets	<u>1,471,783</u>	<u>80,713</u>	<u>1,552,496</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	(1,645,686)	(570,146)	(2,215,832)
Total capital assets, net of accumulated depreciation	<u>323,273</u>	<u>51,375</u>	<u>374,648</u>
Total noncurrent assets	<u>323,273</u>	<u>51,375</u>	<u>374,648</u>
Total assets	<u>1,795,056</u>	<u>132,088</u>	<u>1,927,144</u>
LIABILITIES			
Current liabilities:			
Customer deposits	\$ 48,244	\$ 12,189	\$ 60,433
Due to Bay Creek general fund 101	-	87,819	87,819
Total current liabilities	<u>55,812</u>	<u>100,008</u>	<u>155,820</u>
NET POSITION			
Net investment in capital assets	323,273	51,375	374,648
Unrestricted	1,415,971	(19,295)	1,396,676
Total net position	<u>\$ 1,739,244</u>	<u>\$ 32,080</u>	<u>\$ 1,771,324</u>
* Statements were not received prior to Financials being prepared			

**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 FEBRUARY 28, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ 11,426	\$ 312,979	\$ 325,583	96%
Irrigation	44,052	201,707	584,000	35%
Total operating revenues	<u>55,478</u>	<u>514,686</u>	<u>909,583</u>	57%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	484	1,508	6,459	23%
Engineering fees	1,231	2,555	5,000	51%
Legal	369	1,451	6,000	24%
Audit	-	1,250	5,000	25%
Management	1,423	7,111	17,066	42%
Accounting & payroll	467	2,333	5,600	42%
Computer services	347	1,112	1,680	66%
Utility billing	4,875	21,856	44,000	50%
Telephone	25	129	311	41%
Postage & reproduction	28	221	450	49%
Printing and binding	136	683	1,639	42%
Legal notices and communications	-	124	375	33%
Office supplies	120	223	251	89%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	52	147	35%
Insurance* ¹	-	6,800	6,728	101%
Miscellaneous	312	3,238	1,750	185%
Total administrative services	<u>9,817</u>	<u>50,734</u>	<u>102,543</u>	49%
Field management services				
Other contractual services	<u>1,051</u>	<u>5,251</u>	<u>12,600</u>	42%
Total field management services	<u>1,051</u>	<u>5,251</u>	<u>12,600</u>	42%
Water management services				
NPDES program	-	205	1,835	11%
Other contractual services: lakes	8,149	41,490	100,925	41%
Other contractual services: wetlands	2,668	12,176	25,691	47%
Other contractual services: culverts/drains	551	551	22,020	3%
Other contractual services: lake health	-	307	3,670	8%
Aquascaping* ¹	-	-	11,010	0%
Capital outlay	-	-	5,505	0%
Repairs and maintenance (aerators)*	<u>1,700</u>	<u>4,372</u>	<u>5,505</u>	79%
Total water management services	<u>13,068</u>	<u>59,101</u>	<u>176,161</u>	34%

**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 FEBRUARY 28, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	7,340	0%
Total landscape services	-	-	7,340	0%
Roadway services				
Personnel	170	896	4,955	18%
Repairs and maintenance - parts	-	-	3,671	0%
Insurance	21	1,905	2,999	64%
Total irrigation supply services	191	2,801	11,625	24%
Irrigation supply services				
Personnel	4,534	24,480	67,000	37%
Reclaimed water	8,517	35,173	100,000	35%
Repairs and maintenance - parts	8,511	20,559	25,000	82%
Insurance* ¹	-	16,281	19,480	84%
Meter costs	1,457	5,793	7,500	77%
Other contractual services	800	3,851	9,000	43%
Electricity	9,972	48,321	90,000	54%
Pumps & machinery	12,433	97,095	75,000	129%
Depreciation	4,876	24,380	60,000	41%
Total irrigation supply services	51,100	275,933	452,980	61%
Total operating expenses	75,227	393,820	763,249	52%
Operating income/(loss)	(19,749)	120,866	146,334	
Nonoperating revenues/(expenses):				
Interest income	2,592	13,341	500	2668%
Miscellaneous income	-	-	50,700	0%
Miscellaneous income roof replacement	-	30,272	-	N/A
Total nonoperating revenues	2,592	43,613	51,200	85%
Change in net position	(17,157)	164,479	197,534	
Total net position - beginning	1,788,481	1,606,845	1,589,985	
Total net position - ending	<u>\$ 1,771,324</u>	<u>\$ 1,771,324</u>	<u>\$ 1,787,519</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund		
		The Colony	Total
	001	002	Governmental Funds
ASSETS			
Cash			
Truist	\$ 195,578	\$181,211	\$ 376,789
Truist - debit card	7,097	-	7,097
FineMark ICS	-	6	6
Bank United ICS *	1,248,091	647,869	1,895,960
Bank United MM	100,000	5,000	105,000
Accounts receivable (clearing fund)	76,187	32,985	109,172
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 1,628,670</u>	<u>\$ 867,626</u>	<u>\$ 2,496,296</u>
LIABILITIES & FUND BALANCES			
Liabilities	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances			
Unassigned	1,628,670	867,626	2,496,296
Total fund balances	<u>1,628,670</u>	<u>867,626</u>	<u>2,496,296</u>
Total liabilities and fund balances	<u>\$ 1,628,670</u>	<u>\$ 867,626</u>	<u>\$ 2,496,296</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 76,188	\$ 2,056,778	\$ 2,188,681	94%
Interest	1,779	6,258	67,000	9%
Total revenue	<u>77,967</u>	<u>2,063,036</u>	<u>2,255,681</u>	91%
EXPENDITURES				
Administration services				
Supervisors	727	2,261	9,689	23%
Engineering	2,996	6,220	12,171	51%
Legal	899	3,530	14,605	24%
Audit	-	1,875	7,500	25%
Management	2,840	14,200	34,079	42%
Accounting & payroll	1,136	5,679	13,631	42%
Computer services	843	2,708	4,089	66%
Assessment roll preparation* ¹	573	2,865	6,877	42%
Telephone	64	321	771	42%
Postage & reproduction	69	540	1,095	49%
Printing & binding	333	1,663	3,990	42%
Legal notices and communications	-	303	913	33%
Office supplies	291	543	609	89%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	128	205	62%
Insurance* ¹	-	10,200	10,788	95%
Miscellaneous (bank fees)	90	920	4,260	22%
Total administration services	<u>10,861</u>	<u>54,169</u>	<u>125,485</u>	43%
Field management				
Other contractual services	<u>2,556</u>	<u>12,779</u>	<u>30,670</u>	42%
Total field management services	<u>2,556</u>	<u>12,779</u>	<u>30,670</u>	42%
Water management				
NPDES program	-	288	2,568	11%
Other contractual services: lakes	11,407	58,064	141,244	41%
Other contractual services: wetlands	3,733	17,040	35,953	47%
Other contractual service: culverts/drains	770	770	30,817	2%
Other contractual services: lake health	-	429	5,136	8%
Aquascaping* ¹	-	-	15,408	0%
Capital outlay	-	-	7,704	0%
Repairs and maintenance (aerators)	2,381	6,118	7,704	79%
Total water management services	<u>18,291</u>	<u>82,709</u>	<u>246,534</u>	34%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	24,809	43,416	-	N/A
Electricity	5,856	21,336	44,627	48%
Contractual services-lightpole	-	-	32,456	0%
Total street lighting services	<u>30,665</u>	<u>64,752</u>	<u>77,083</u>	84%
Landscaping				
Supervisor	5,473	29,860	101,425	29%
Personnel	79,345	416,415	1,002,079	42%
Capital outlay	3,926	6,453	48,684	13%
Fuel	2,162	8,209	20,285	40%
Repairs & maintenance (parts)	1,093	6,501	32,456	20%
Insurance* ¹	-	18,339	19,967	92%
Minor operating equipment	1,455	6,609	16,228	41%
Horticultural dumpster	9,250	32,862	52,741	62%
Employee uniforms	856	5,768	23,531	25%
Chemicals	3,505	26,914	55,175	49%
Flower program* ²	1,355	58,903	105,482	56%
Mulch program* ²	-	64,053	67,346	95%
Plant replacement program* ²	16,179	19,157	36,513	52%
Other contractual - tree trimming* ¹	21,096	27,202	10,272	265%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	-	-	1,217	0%
Maintenance tracking software	-	-	8,114	0%
Contractual service-palm pruning	65,898	65,898	66,535	99%
Fountain maintenance	102	582	16,228	4%
Office operations	1,488	7,327	20,285	36%
Monument maintenance	-	-	12,171	0%
Total landscaping services	<u>213,183</u>	<u>801,052</u>	<u>1,718,357</u>	47%
Roadway services				
Personnel	464	2,402	6,248	38%
Repairs & maintenance - parts	-	-	3,651	0%
Insurance	-	2,011	2,029	99%
Total roadway services	<u>464</u>	<u>4,413</u>	<u>11,928</u>	37%
Parks & recreation				
Utilities	739	3,696	10,560	35%
Operating supplies	28	77	1,440	5%
Total parks & recreation	<u>767</u>	<u>3,773</u>	<u>12,000</u>	31%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	3,484	3,480	100%
Tax collector	-	5,363	5,144	104%
Total other fees & charges	-	8,847	8,624	103%
Total expenditures	276,787	1,032,494	2,230,681	46%
Excess/(deficiency) of revenues over/(under) expenditures	(198,820)	1,030,542	25,000	
Fund balances - beginning	1,827,490	598,128	646,347	
Fund balances - ending	<u>\$ 1,628,670</u>	<u>\$ 1,628,670</u>	<u>\$ 671,347</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 FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 32,985	\$ 888,200	\$ 937,227	95%
Interest & miscellaneous	673	1,291	20,000	6%
Total revenues	<u>33,658</u>	<u>889,491</u>	<u>957,227</u>	93%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	3,908	9,380	42%
Computer services	284	1,421	3,411	42%
Assessment roll preparation* ¹	96	479	1,150	42%
Field management	1,184	5,921	14,211	42%
Other current charges	85	372	-	N/A
Total administrative services	<u>2,431</u>	<u>12,101</u>	<u>28,152</u>	43%
Street lighting services				
Contractual services - light poles* ¹	-	-	131,875	0%
Total street lighting services	<u>-</u>	<u>-</u>	<u>131,875</u>	0%
Landscaping maintenance services				
Personnel services	32,586	177,223	402,000	44%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	-	-	1,500	0%
Other contractual - turf & shrub	7,364	36,819	100,000	37%
Rentals & leases	-	-	20,000	0%
Fuel	-	-	7,500	0%
Repairs & maintenance (parts)	463	4,374	14,000	31%
Insurance* ¹	-	3,693	3,000	123%
Minor operating equipment	4,331	5,405	-	N/A
Horticulture dumpster	-	7,500	16,000	47%
Miscellaneous equipment	-	-	2,500	0%
Chemicals	-	630	3,500	18%
Flower program* ²	-	36,448	70,000	52%
Mulch program* ²	-	15,810	40,000	40%
Plant replacement program* ²	2,044	2,119	40,000	5%
Other contractual - tree trimming* ²	-	5,315	12,000	44%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>46,788</u>	<u>295,336</u>	<u>736,500</u>	40%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	<u>20,599</u>	<u>86,550</u>	<u>150,000</u>	58%
Total fountain services	<u>20,599</u>	<u>86,550</u>	<u>150,000</u>	58%
Total expenditures	<u>69,818</u>	<u>393,987</u>	<u>1,046,527</u>	38%
Net increase/(decrease) of fund balance	(36,160)	495,504	(89,300)	
Fund balance - beginning	<u>903,786</u>	<u>372,122</u>	<u>368,526</u>	
Fund balance - ending	<u>\$ 867,626</u>	<u>\$ 867,626</u>	<u>\$ 279,226</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 401
FEBRUARY 28, 2025**

	Bayside Improvement Enterprise Fund 401
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 217,346
Truist	26,207
Bank United ICS *	1,126,078
Bank United MM	80,000
Accounts receivable (customers)	13,455
Accounts receivable (clearing fund)	8,593
WC deposit	104
Total current assets	<u>1,471,783</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,968,959
Less accumulated depreciation	<u>(1,645,686)</u>
Total capital assets, net of accumulated depreciation	<u>323,273</u>
Total noncurrent assets	<u>323,273</u>
Total assets	<u>1,795,056</u>
LIABILITIES	
Current liabilities:	
Customer deposits	48,244
Due to Bay Creek enterprise fund 451	<u>7,568</u>
Total current liabilities	<u>55,812</u>
NET POSITION	
Net investment in capital assets	323,273
Unrestricted	<u>1,415,971</u>
Total net position	<u>\$ 1,739,244</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 8,593	\$ 231,397	\$ 244,141	95%
Irrigation	26,541	132,960	325,000	41%
Total operating revenues	<u>35,134</u>	<u>364,357</u>	<u>569,141</u>	64%
Operating expenses				
Administrative services				
Supervisors	242	754	3,230	23%
Engineering	923	1,916	3,750	51%
Legal	277	1,088	4,500	24%
Audit	-	625	2,500	25%
Management	1,067	5,333	12,800	42%
Accounting & payroll	350	1,750	4,200	42%
Computer services	260	834	1,260	66%
Utility billing	3,656	16,392	33,000	50%
Telephone	19	97	233	42%
Postage & reproduction	21	166	338	49%
Printing and binding	102	512	1,229	42%
Legal notices and communications	-	93	281	33%
Office supplies	90	167	188	89%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	39	110	35%
Insurance* ¹	-	3,400	3,364	101%
Miscellaneous	208	2,958	1,313	225%
Total administrative services	<u>7,215</u>	<u>36,190</u>	<u>72,361</u>	50%
Field management services				
Other contractual services	788	3,938	9,450	42%
Total field management services	<u>788</u>	<u>3,938</u>	<u>9,450</u>	42%
Water management services				
NPDES program	-	154	1,376	11%
Other contractual services: lakes	6,111	31,117	75,694	41%
Other contractual services: wetlands	2,001	9,132	19,268	47%
Other contractual services: culverts/drains	413	413	16,515	3%
Other contractual services: lake health	-	230	2,753	8%
Aquascaping* ¹	-	-	8,258	0%
Capital outlay	-	-	4,129	0%
Repairs and maintenance (aerators)*	1,276	3,279	4,129	79%
Total water management services	<u>9,801</u>	<u>44,325</u>	<u>132,122</u>	34%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	5,505	0%
Total landscape services	-	-	5,505	0%
Roadway services				
Personnel	127	672	3,716	18%
Repairs and maintenance - parts	-	-	2,753	0%
Insurance	16	1,429	2,250	64%
Total irrigation supply services	143	2,101	8,719	24%
Irrigation supply services				
Personnel	3,401	18,361	50,250	37%
Repairs and maintenance - parts	6,383	15,419	18,750	82%
Insurance* ¹	-	12,211	14,610	84%
Meter costs	1,093	4,345	5,625	77%
Other contractual services	600	2,888	6,750	43%
Electricity	7,479	36,241	67,500	54%
Pumps & machinery	9,325	72,821	56,250	129%
Depreciation	3,626	18,130	45,000	40%
Total irrigation supply services	31,907	180,416	264,735	68%
Total operating expenses	49,854	266,970	492,892	54%
Operating income/(loss)	(14,720)	97,387	76,249	
Nonoperating revenues/(expenses)				
Interest income	2,568	13,207	375	3522%
Miscellaneous income	-	-	50,000	0%
Miscellaneous income roof replacement	-	22,704	-	N/A
Total nonoperating revenues	2,568	35,911	50,375	71%
Change in net position	(12,152)	133,298	126,624	
Total net position - beginning	1,751,396	1,605,946	1,578,914	
Total net position - ending	\$ 1,739,244	\$ 1,739,244	\$ 1,705,538	

*¹ Typically an annual expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	<u>General Fund</u>	<u>Total Governmental Funds</u>
	101	
ASSETS		
Cash		
Truist	\$ 108,112	\$ 108,112
FineMark MM	1	1
Bank United ICS *	371,255	371,255
Bank United MM	25,000	25,000
Accounts receivable (clearing fund)	16,708	16,708
Due from Bay Creek - enterprise fund 451	87,819	87,819
WC deposit	344	344
Total assets	<u>\$ 609,239</u>	<u>\$ 609,239</u>
LIABILITIES & FUND BALANCES		
Liabilities	<u>\$ -</u>	<u>\$ -</u>
Total liabilities	-	-
Fund balances		
Unassigned	<u>609,239</u>	<u>609,239</u>
Total fund balances	<u>609,239</u>	<u>609,239</u>
Total liabilities and fund balances	<u>\$ 609,239</u>	<u>\$ 609,239</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 16,708	\$ 482,477	\$ 539,038	90%
Interest	751	3,600	12,000	30%
Total revenues	<u>17,459</u>	<u>486,077</u>	<u>551,038</u>	88%
EXPENDITURES				
Administration services				
Supervisors	727	2,261	9,689	23%
Engineering	696	1,446	2,829	51%
Legal	209	821	3,395	24%
Audit	-	1,875	7,500	25%
Management	660	3,301	7,921	42%
Accounting & payroll	264	1,320	3,168	42%
Computer services	196	629	951	66%
Assessment roll preparation* ¹	133	666	1,599	42%
Telephone	15	75	179	42%
Postage & reproduction	16	126	255	49%
Printing & binding	77	387	928	42%
Legal notices and communications	-	70	212	33%
Office supplies	68	126	141	89%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	30	48	63%
Insurance* ¹	-	10,200	10,788	95%
Miscellaneous (bank fees)	81	322	990	33%
Total administration services	<u>3,142</u>	<u>23,705</u>	<u>50,643</u>	47%
Field management fees				
Other contractual	594	2,970	7,129	42%
Total field management	<u>594</u>	<u>2,970</u>	<u>7,129</u>	42%
Water management				
NPDES program	-	67	597	11%
Other contractual services: lakes	2,652	13,496	32,831	41%
Other contractual services: wetlands	868	3,961	8,357	47%
Other contractual service: culverts/drains	179	179	7,163	2%
Other contractual services: lake health	-	100	1,194	8%
Aquascaping* ¹	-	-	3,582	0%
Capital outlay	-	-	1,791	0%
Repairs and maintenance (aerators)	554	1,422	1,791	79%
Total water management	<u>4,253</u>	<u>19,225</u>	<u>57,306</u>	34%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	5,766	10,092	-	N/A
Electricity	1,361	4,959	10,373	48%
Contractual services-lightpole	-	-	7,544	0%
Total street lighting	<u>7,127</u>	<u>15,051</u>	<u>17,917</u>	84%
Landscape services				
Supervisor	1,272	6,944	23,575	29%
Personnel services	18,461	96,872	232,921	42%
Capital outlay	913	1,500	11,316	13%
Fuel	502	1,908	4,715	40%
Repairs and maintenance (parts)	254	1,511	7,544	20%
Insurance* ¹	-	4,310	4,641	93%
Minor operating equipment	338	1,536	3,772	41%
Horticulture dumpster	2,150	7,638	12,259	62%
Employee uniforms	199	1,341	5,469	25%
Chemicals	815	6,256	12,825	49%
Flower program* ²	315	13,691	24,518	56%
Mulch program* ²	-	14,888	15,654	95%
Plant replacement program* ²	3,761	4,453	8,487	52%
Other contractual - tree trimming* ¹	4,904	6,323	2,388	265%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	-	-	283	0%
Maintenance tracking software	-	-	3,772	0%
Contractual service-palm pruning	15,317	15,317	15,465	99%
Fountain maintenance	24	135	1,886	7%
Office operations	352	1,709	4,715	36%
Monument maintenance	-	-	2,829	0%
Total landscape services	<u>49,577</u>	<u>186,332</u>	<u>399,411</u>	47%
Roadway services				
Personnel	107	557	1,452	38%
Repairs and maintenance - parts	-	-	849	0%
Insurance	-	473	472	100%
Total roadway services	<u>107</u>	<u>1,030</u>	<u>2,773</u>	37%
Parks & recreation				
Utilities	31	154	440	35%
Operating supplies	1	3	60	5%
Total parks and recreation	<u>32</u>	<u>157</u>	<u>500</u>	31%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	<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	-	1,431	214	669%
Total other fees & charges	<u>-</u>	<u>1,576</u>	<u>359</u>	439%
Total expenditures	<u>64,832</u>	<u>250,046</u>	<u>536,038</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	(47,373)	236,031	15,000	
Fund balances - beginning	656,612	373,208	394,086	
Fund balances - ending	<u>\$ 609,239</u>	<u>\$ 609,239</u>	<u>\$ 409,086</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 451
FEBRUARY 28, 2025**

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
Truist	\$ 47,845
Bank United ICS *	8,433
Bank United MM	2,000
Accounts receivable (customers)	11,999
Due from Bayside general fund 001	7,568
Accounts receivable (clearing fund)	2,833
WC deposit	35
Total current assets	<u>80,713</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	24,570
Irrigation system	596,951
Less accumulated depreciation	<u>(570,146)</u>
Total capital assets, net of accumulated depreciation	<u>51,375</u>
Total noncurrent assets	<u>51,375</u>
Total assets	<u>132,088</u>
LIABILITIES	
Current Liabilities:	
Customer deposits	12,189
Due to Bay Creek general fund 101	<u>87,819</u>
Total current liabilities	<u>100,008</u>
NET POSITION	
Net investment in capital assets	51,375
Unrestricted	<u>(19,295)</u>
Total net position	<u><u>\$ 32,080</u></u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 2,833	\$ 81,582	\$ 81,442	100%
Irrigation	17,511	68,747	259,000	27%
Total operating revenues	<u>20,344</u>	<u>150,329</u>	<u>340,442</u>	44%
Operating expenses				
Administrative services				
Supervisors	242	754	3,230	23%
Engineering	308	639	1,250	51%
Legal	92	363	1,500	24%
Audit	-	625	2,500	25%
Management	356	1,778	4,267	42%
Accounting & payroll	117	583	1,400	42%
Computer services	87	278	420	66%
Utility billing	1,219	5,464	11,000	50%
Telephone	6	32	78	41%
Postage & reproduction	7	55	113	49%
Printing and binding	34	171	410	42%
Legal notices and communications	-	31	94	33%
Office supplies	30	56	63	89%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	13	37	35%
Insurance* ¹	-	3,400	3,364	101%
Miscellaneous	104	280	438	64%
Total administrative services	<u>2,602</u>	<u>14,544</u>	<u>30,186</u>	48%
Field management services				
Other contractual services	263	1,313	3,150	42%
Total field management services	<u>263</u>	<u>1,313</u>	<u>3,150</u>	42%
Water management services				
NPDES program	-	51	459	11%
Other contractual services: lakes	2,038	10,373	25,231	41%
Other contractual services: wetlands	667	3,044	6,423	47%
Other contractual services: culverts/drains	138	138	5,505	3%
Other contractual services: lake health	-	77	918	8%
Aquascaping* ¹	-	-	2,753	0%
Capital outlay	-	-	1,376	0%
Repairs and maintenance (aerators)*	424	1,093	1,376	79%
Total water management services	<u>3,267</u>	<u>14,776</u>	<u>44,041</u>	34%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Landscape services				
Other contractual - tree trimming	-	-	1,835	0%
Total landscape services	<u>-</u>	<u>-</u>	<u>1,835</u>	0%
Roadway services				
Personnel	43	224	1,239	18%
Repairs and maintenance - parts	-	-	918	0%
Insurance	5	476	750	63%
Total irrigation supply services	<u>48</u>	<u>700</u>	<u>2,907</u>	24%
Irrigation supply services				
Personnel	1,133	6,119	16,750	37%
Reclaimed water	8,517	35,173	100,000	35%
Repairs and maintenance - parts	2,128	5,140	6,250	82%
Insurance* ¹	-	4,070	4,870	84%
Meter costs	364	1,448	1,875	77%
Other contractual services	200	963	2,250	43%
Electricity	2,493	12,080	22,500	54%
Pumps & machinery	3,108	24,274	18,750	129%
Depreciation	1,250	6,250	15,000	42%
Total irrigation supply services	<u>19,193</u>	<u>95,517</u>	<u>188,245</u>	51%
Total operating expenses	<u>25,373</u>	<u>126,850</u>	<u>270,364</u>	47%
Operating income/(loss)	(5,029)	23,479	70,078	
Nonoperating revenues/(expenses)				
Interest income	24	134	125	107%
Miscellaneous income	-	-	700	0%
Miscellaneous income roof replacement	-	7,568	-	N/A
Total nonoperating revenues	<u>24</u>	<u>7,702</u>	<u>825</u>	934%
Change in net position	(5,005)	31,181	70,903	
Total net position - beginning	37,085	899	11,071	
Total net position - ending	<u>\$ 32,080</u>	<u>\$ 32,080</u>	<u>\$ 81,974</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**

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District held a Joint Regular Meeting on February 24, 2025 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 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 for both.

Present for Bayside Improvement CDD:

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

Present for Bay Creek CDD:

James Janek	Chair
Robert Travers	Vice Chair
Gary Durney	Assistant Secretary
Mary McVay	Assistant Secretary
Jerry Addison (via phone/Zoom)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Wes Kayne (via phone/Zoom)	District Engineer
Paul Kemp	Field Manager
Andy Nott	Superior Waterway
Don Hulgas	Palermo Building Manager
Jim Hoppensteadt	Pelican Landing General Manager
Bill Dietz	Resident & Pelican Landing Eco Club Advisory Group Member
Anne Cramer	Resident
Other residents	

FIRST ORDER OF BUSINESS**Call to Order/Phone Silent Mode/Pledge of Allegiance**

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

All present recited the Pledge of Allegiance.

Mr. McCarthy stated that the Seventh Order of Business was removed from the agenda and some agenda items will be taken out of order.

SECOND ORDER OF BUSINESS**Roll Call**

For Bayside Improvement CDD, all Supervisors were present.

For Bay Creek CDD, Supervisors Durney, Janek, McVay and Travers were present. Supervisor Addison was not present at roll call.

THIRD ORDER OF BUSINESS**Public Comments: Agenda Items**

Resident and Pelican Landing Eco Club Advisory Group Member Bill Dietz deferred his comments to the Sixth Order of Business.

FOURTH ORDER OF BUSINESS**Staff Report: District Engineer – Barraco and Associates, Inc.**

Mr. Kayne stated that he, Mr. Adams and the Co-Permittees attended the County meeting about the upcoming final audit of the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems Annual Report for Cycle 4 submitted in October 2024. County confirmation of the on-site audit date is pending. It is should be next week; he, Mr. Adams and District Staff will attend. Mr. McCarthy asked Staff to provide updates.

Mr. Adams explained the audit process.

Mr. Cramer asked for an update on resolving Palermo's drainage issues. Mr. Kayne stated he sent Mr. Adams a memorandum about clearing and grading work to be done. Mr. Adams stated that the cleanup of vegetative debris is complete; the next step is to give a benchmark to the contractor for a quote that ensures the slope is towards the dry retention area (DRA). He expects the project to be completed in March.

In response to a question, Palermo Building Manager Mr. Don Hulgass stated that everyone is happy with the progress so far but he thinks better communication from the CDDs is needed, so he can update his board accordingly.

FIFTH ORDER OF BUSINESS**Treatment Report: January 2025 - Superior Waterway Services, Inc. (Andy Nott)**

Mr. Nott presented the monthly Treatment Report.

- **Continued Discussion: Lake A-16 E-Coli Test Report**

The Report was included for informational purposes.

This item will be removed from future agendas.

SIXTH ORDER OF BUSINESS**Committee Reports****A. PLCA Landscape Committee**

Mr. Hoppensteadt stated the Landscape Committee proceeded with landscaping the two circles in the interior of the community and deferred the Pennyroyal berm project until the weather is conducive to planting and that area can be irrigated. Mr. Cramer asked if the project included the finger streets. Mr. Hoppensteadt replied no. He encouraged bringing issues to the Landscape Committee. Ms. Gravenhorst stated that she resigned from the Committee but she encourages other CDD Board Members to consider applying.

Mr. Hoppensteadt reviewed the Committee's capital program and work with Omega Consulting on the specifications. A request for funding for surveyor fees to help determine the slopes that might be necessary for each project will be presented.

Supervisor Addison joined the meeting at 2:15 p.m., via telephone.

Mr. Hoppensteadt responded to questions regarding the project timeline, the objective to obtain one set of permits, improvement costs and confirming that the program covers both CDDs, along with finding a solution to the bollards on Pelican Nest Drive.

Mr. Cramer stated that communication with District Staff or CDD Board Members is imperative to ensure CDD improvements are not damaged during the projects.

B. Eco Club Committee

- **Pond Water Quality Monitoring**

Mr. Dietz stated that Committee Members were split into teams and tasks; the Committee has engaged with the Pond Watch Organization from of Lee County.

Mr. Dietz distributed and presented the Calusa Waterkeeper and Lee County Spring Creek 2024 Enterococci Bacteria Sampling Results. Lee County's samples are taken at the Kayak Park and at the junction of US 41 and Spring Creek. He suggested testing Canal T-1 and Pond A-17 since the Report indicates high bacterial levels exceeding the average Springs Creek 2024 bacterial levels. Dr. James Douglass, of Florida Gulf Coast Water School, will attend the Eco Club Committee meeting on Friday February 28, 2028; he encouraged others to attend.

Mr. Janek stated that he observed animals in the preserve area and thinks the rain is washing animal waste into Spring Creek. Mr. Durney thinks it is difficult to locate where the source is originating from, unless samples are taken independent of the tidal effect.

Mr. McCarthy presented Mr. Dietz's email asking to post the Bonita Springs Utilities (BSU) Sewer Pipe Repair Report associated with Pond A-16 on the website. The District Engineer advised that BSU found no other irregularities within Pelican Landing. He stated they should expect odor from the D-5 irrigation holding pond. He disagreed with Mr. Dietz about testing sites and suggests conducting tests at Canal T-1's inflow and discharge area; he did not think further testing at Pond A-17 is needed and believes the septic systems are causing the bacterial levels. Mr. Nott will provide a proposal to perform two tests for E. coli at Canal T-1 for the next meeting.

Discussion ensued regarding Board Member comments about determining when materials age out, initiating a small work group rather than inviting the PLCA Board to a CDD meeting and opinions that this is a Staff function not a Board function.

Ms. Montgomery asked for Mr. Kemp's input. Mr. Kemp stated that, although the PLCA and the Colony Foundation Board (CFB) have the same contract, each interpret it differently. He finds it easier to work with the PLCA than the CFB.

On MOTION for Bayside by Ms. Gravenhorst and seconded by Mr. Cramer, with Ms. Gravenhorst, Mr. Cramer and Mr. Nicholson in favor and Mr. McCarthy and Ms. Montgomery dissenting, inviting the newly elected PLCA Board to identify the responsibilities that require clarification so that proper budgeting can occur for both parties during April, was approved. [Motion passed 3-2]

Mr. Addison was disconnected from the meeting at 2:58 p.m.

On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Janek, with none in favor, inviting the newly elected PLCA Board to identify the responsibilities that require clarification so that proper budgeting can occur for both parties during April, was not approved.

Mr. McCarthy read a portion of Ms. Deenihan's memorandum, as follows:

"I think it is critical that the CDD begin to utilize the resources of a horticulturist."

Mr. McCarthy stated he is in favor of this and it is in the CDD budget.

Discussion ensued regarding sourcing a new horticulturist, Mr. Kemp obtaining professional advice and guidance about troubled areas from Lee County approved horticulturists listed on the Florida Agricultural website, contacting Mr. Rick Joyce and Mr. Adams and Mr. Gravenhorst working on an agenda and identifying all ongoing issues prior to inviting the PLCA Board to a CDD meeting.

C. Colony Landscape Committee

The Colony Landscape Committee Report was included for informational purposes.

SEVENTH ORDER OF BUSINESS

**Update: Maintenance Site Deferred
Maintenance Summary of Costs**

Mr. Adams presented the Maintenance Site Deferred Maintenance Summary of Costs that outlines projects, such as painting exterior building, etc.; removing the HVAC system in maintenance area; removing and replacing existing lighting with LEDs and installing a ceiling fan, which are all underway, while deferring milling, repaving and restriping the parking lot and miscellaneous concrete repair projects until zoning and permit approvals are received.

Mr. McCarthy stated he completed the application and the plan to construct a 20' x 80' garage type structure; however, it requires a certain site plan that is out of his scope. He provided receipts to Mrs. Adams for reimbursement. He listed other requirements and pitfalls of the project that resulted in suggesting another alternative with regard to sheds.

This item was deferred.

EIGHTH ORDER OF BUSINESS

**Continued Discussion/Consideration:
Colony Street Lighting Items**

A. Proposal for Rehabilitation of Street Lights

Mr. Adams stated that he expects to receive the Florida Power & Light (FPL) proposals for new decorative LED poles today or tomorrow. He recalled that the Colony President and Mr. Watson discussed proceeding with a 10-year Lease/Power Maintenance Agreement with FPL, due to the age of the community.

Discussion ensued regarding the status of changing lighting for consistency, Bentley Electric ensuring that all entrance monument lights are uniform, The Colony having to exhaust the FPL option before it can consider returning to the original plan to repair or replace poles, giving FPL a mid-March deadline to respond before proceeding with the original plan and a suggestion to consider transitioning the entire community's lighting to FPL.

I. Bentley Electric Co of Naples, Fl Inc. #24-498 [The Colony Streetlights]**II. Florida Painters [Exterior Painting of The Colony Streetlights]**

These items were included for informational purposes.

NINTH ORDER OF BUSINESS**Presentation of Monthly Year-End Financial Forecast (under separate cover)**

The Monthly Year-End Financial Forecast was emailed and distributed.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of January 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2025. He responded to questions regarding Bay Creek's \$19,374 pump house roof repair expense, reconciling the assessment levy figures, obtaining clarification of the \$30,272 in "Undeposited Funds" on the Balance Sheet and a suggestion to fund the finger street landscape projects with the interest earned from the Insured Cash Sweep (ICS) account. Mr. Nicholson asked Mr. Adams to check the Monthly Year-End Financial Forecast Report as The Colony's "Contractual Services – Light Poles" budget shows zero for the first three months.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of January 27, 2025 Joint Regular Meeting Minutes**

On MOTION for Bay Creek by Mr. Durney and seconded by Ms. McVay, with all in favor, the January 27, 2025 Joint Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.

On MOTION for Bayside by Ms. Montgomery and seconded by Ms. Gravenhorst, with all in favor, the January 27, 2025 Joint Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.

TWELFTH ORDER OF BUSINESS

Action/Agenda Items

Mrs. Adams stated she updated the Action Items list prior to the meeting.

THIRTEENTH ORDER OF BUSINESS

Old Business

There was no old business.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman Yovanovich Koester, P.A. [Gregory Urbancic, Esq.]

Mr. Urbancic stated he will monitor several bills in the current legislative session and will provide updates of anything that might affect CDDs.

Ms. Gravenhorst asked if Board Members should take the same online course when completing the four hours of ethics training that is required annually. Mr. Urbancic stated there are no new updates. He will update his original memorandum to include other online courses and email it to Mrs. Adams to distribute to the Boards.

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

Mrs. Adams stated the Phase 2 inspections with MRI is scheduled for March 17, 2025.

I. Monthly Status Report: Field Operations

II. NEXT MEETING DATE: March 24, 2025 at 2:00 PM

○ QUORUM CHECK: BAYSIDE IMPROVEMENT CDD

○ QUORUM CHECK: BAY CREEK CDD

Bayside Supervisors Montgomery, Gravenhorst, McCarthy and Cramer confirmed their attendance at the March 24, 2025 meeting. Supervisor Nicholson might attend via telephone.

All Bay Creek Supervisors confirmed their attendance at the March 24, 2025 meeting.

245

246 **FIFTEENTH ORDER OF BUSINESS****Supervisors' Requests**

247

248 Mr. Travers asked for an update on trimming the Kayak Park palmettos. He spoke about
249 a recent truck going the wrong way.

250 Ms. Gravenhorst voiced her opinion that the annuals are unsightly and asked if costs come
251 out the CDDs' plant replacement budget. Mr. Adams replied affirmatively. She recalled that the
252 rotation schedule was reduced to twice of year. Ms. Gravenhorst asked Mr. Adams to include
253 three rotations in the proposed Fiscal Year 2026 budget. Regarding the GIS map, Mr. Adams
254 stated the vendor is currently updating the GIS map.

255 Mr. Travers and Mr. Hoppensteadt discussed a conversation about requesting funding
256 from the Finance Committee to augment the retention basins at the tennis center and making
257 sure the CDDs are involved in the process.

258 Mr. Travers suggested, and Mr. Hoppensteadt agreed to speak to the golf course about
259 installing flashing lights and maintenance vehicles driving on PLCA roadways, as it is not a CDD
260 matter.

261 Ms. Montgomery read an email from Bonita Bay, as follows:

262 "A group of Bonita Bay residents are starting to explore ways to prevent storm surge
263 damage from a future "Hurricane Ian" or a worse storm. The idea of each high rise or the Colony
264 or other communities along the bay doing this independently does not seem wise. The emerging
265 concept is to construct a berm from Coconut Row south to Bonita Beach Road along the
266 mangrove, west of the high rises and golf courses, along the water control gates that the Imperial
267 River Spring Creek and others may access. Any low elevation sections of Coconut Row and Bonita
268 Beach Road from the berm to I-75 would be raised so there would be a three-sided boundary
269 protecting much of Bonita Springs and parts of Estero inside this area. Currently, the discussion
270 for the berm are to be 14' above _____ sea level. So, we are talking about rising sea levels, storms
271 that are getting worse and how we can begin to protect dangerous low-lying areas. If
272 implemented, the concept would protect a large amount of Bonita Springs east of U.S. 41, as well
273 as Pelican Landing, The Colonys, Spring Creek, Bonita Bay and other communities west of U.S. 41.
274 The implications for risk reduction, property values, real estate attractiveness and flood water
275 insurance rates could be huge. We mostly had discussions among residents with some engineers
276 and City leaders; overall I think implementing the idea will be complex but not impossible. Similar

types of flood and storm berms and gates have been built in many other places and I am well aware I did some independent research years ago on what Miami was doing regarding their resiliency plans and even posted on their City website. the invitation, we would like to meet with some leaders of the Bayside and Bay Creek CDDs to learn what they are thinking/doing regarding storm surge risk and mitigation and to discuss the berm concept and get reactions. Are there a couple/few including you, Ms. Montgomery, who would be interested in meeting with a few of us Board May 1st discussion. We have good flexibility on dates, mid-afternoon start times to accommodate peoples' calendars."

Ms. Montgomery thinks this is a pro-active approach and volunteered to attend the meeting. Mr. Durney suggested asking the City or County to involve the Army Corps of Engineers in order for this to be successful. Mr. McCarthy asked Ms. Montgomery to provide a report after the meeting.

Mr. McCarthy stated he received a complaint from Waterside about visibility of the buildings and about nighttime lighting. He inspected and agrees there is an issue. Mr. Adams will inspect and prepare and present a plan to install a landscape buffer adjacent to Pepper Mill.

SIXTEENTH ORDER OF BUSINESS

Public Comments: Non-Agenda Items

Resident and Lilac Committee Chair Ms. Anne Cramer expressed frustration about what she thinks is a poor response by the CDD and the PLCA Landscape Committee to repeated requests from multiple parties to address the circles "adjacent cul-de sacs" over the course of two years. Mr. Adams and Mr. Hoppensteadt spoke about the decision to look into another redesign and the Committee working on a prioritized list of circles. Mr. Adams was directed to inspect the area today, determine where replacement is needed and determine a funding source and present options, if any, at the next meeting.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 4:23 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

308 **FOR BAYSIDE IMPROVEMENT:**

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314 _____
Secretary/Assistant Secretary

Chair/Vice Chair

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316 **FOR BAY CREEK:**

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Secretary/Assistant Secretary

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 02.24.25 MEETING

1. Mr. Adams: Update Boards on final on-site audit of NPDES Annual Report for Cycle 4. **ONGOING**
2. Mr. Adams/Mr. Hoppensteadt: Give contractor benchmark to provide proposal for Palermo drainage issues in parking garage. Ensure slope is towards dry retention area. Update Boards on progress of PLCA Landscape Committee’s capital program. **ONGOING**
3. Mrs. Adams/Mr. Adams: Post Bonita Springs Utilities Sewer Pipe Repair Report for Pond A-16 to the CDDs’ website. **ONGOING**
4. Mr. Nott: Provide proposal for two E. coli tests at Canal T-1. **ONGOING**
5. Mr. Adams/Mr. Kemp: Ask Mr. Rick Joyce to return as horticulturist. Obtain professional advice and guidance on troubled areas from Lee Co. list of approved horticulturists on Florida Agricultural website. **ONGOING**
6. Mr. Adams and Ms. Gravenhorst to work on an agenda and identify all ongoing issues; inviting the PLCA Board to a CDD meeting. **ONGOING**
7. Mrs. Adams/Mr. Adams: Obtain quote from Amazon Sheds for a custom shed. **ONGOING**
8. Mr. Adams: Have Bentley Elec. ensure entrance monument lights are uniform. **ONGOING**
9. Mr. Adams: Give FPL mid-March deadline to provide LED light poles to The Colony before proceeding with the original plan to repair and replace as needed. **ONGOING**
10. Mr. Adams: Obtain clarification of \$30,272 in “Undeposited Funds” on Balance Sheet and check why Monthly Year-End Financial Forecast Report for The Colony’s “Contractual Services – Light Poles” entry is zero for the first three months. **ONGOING**
11. Mr. Urbancic/Mrs. Adams: Update original memo with other online ethics training courses and email to Mrs. Adams to distribute to the Boards. **ONGOING**
12. Mr. Kemp: Follow up on trimming Kayak Park palmettos. **ONGOING**
13. Mr. Adams: Include three flower rotations in proposed FY 2026 budget. **ONGOING**
14. Ms. Montgomery: Attend and report on Bonita Bay resident group’s May 1, 2025 meeting exploring ways to prevent future storm surge damage. **ONGOING**
15. Mr. Adams: Inspect Waterside area about visibility complaints and about lighting and prepare plan to install landscape buffer adjacent to Pepper Mill. **ONGOING**
16. Mr. Adams/group: Inspect the PLCA landscape areas and determine where replacement material is needed and funding and present options, if any, at the next meeting. **ONGOING**

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

ACTIVE / ONGOING – CARRY OVER FROM 01.27.25 MEETING

- 1.** Mr. Kemp: Request proposal from Johnson to remove 3 dead pine trees on lake bank. Evaluate approximately 10 tall pine trees in the preserve, as they present a risk to neighboring homes, should they fall. **02.24.25** Scheduled. **ONGOING**
- 2.** Mr. McCarthy: Complete Maintenance Site Deferred application for zoning by March 2025. **02.24.25** Boards: Consider alternative at next meeting. **ONGOING**
- 3.** Mr. Adams: Maintenance Site Deferred electrical work, etc., to proceed. **ONGOING**
- 4.** Mr. Adams: Annual audit - water management permit drawings to be scrutinized and inventory outfalls, drainage areas, etc.; follow up that Palermo project Bay Colony outfall are added to the GIS map. **ONGOING**
- 5.** Mr. Adams: Speak with Jason about adding hazard lights to all lawn mowers and oversize vehicles. **ONGOING**

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

ACTIVE /ONGOING – CARRIED OVER OLDER THAN 12.09.24

- 1.** Mr. Savage: Schedule on-site meeting with Mr. Cramer at Lake A-23 to address questions about the soil samples and drainage issues. **ONGOING**
- 2.** Ms. Hughes: Provide Mr. Kemp life span of PLCA's plants. **ONGOING**
- 3.** Staff: Revise Interlocal Agmt w/ Village of Estero & negotiate accepting maintenance of section of CDD-owned road outside gate. **ONGOING**
- 4.** Mr. Kemp: Work with management on transferring CDD meter to the HOA meter for pairing the CDD lighting with the Cielo monument. **ONGOING**
- 5.** Mr. Adams: Obtain additional proposals for The Colony Street Lighting Items. **ONGOING**
- 6.** Mr. Kemp: See if main gate fountain lights need to be replaced or cleaned. **ONGOING**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

1. Mrs. Adams: Mr. Dietz's comments to be included in the next meeting agenda, under the water testing done by Superior Waterway. **COMPLETED 02.24.25**
2. Mr. Adams: Provide Mr. Francis with a copy of the written Maintenance Agreement between the CDD and the HOA. **COMPLETED 02.24.25**
3. Mr. Adams: Meet with Mr. Barraco to discuss transition, communication issues and the need for one point of contact to better handle urgent issues. **COMPLETED 02.24.25**
4. Mr. Adams: Forward photographs related to Mr. Lienesch's request to PLCA Landscape Committee. **COMPLETED 02.24.25**
5. Mr. Adams: Confirm that Controller moved funds as follows: Bayside: Move \$900,000 from the General Fund into the ICS Account; The Colony: Move \$600,000 from Truist Account into the ICS Account; Bayside: Move \$300,000 from Enterprise Fund into the ICS Account; Bay Creek: Move \$250,000 from the General Fund into the ICS Account. **COMPLETED 02.24.25**
6. Mr. Savage: Review original design parameters and permitting calculations and compare against current data. Identify responsibilities regarding Palermo drainage issues in parking garage. Have MRI review District pipes and grates, while the HOA reviews their pipes. **COMPLETED after 01.27.25 mtg**
7. Mr. Adams: Provide accounting figures supporting Section 4A of NPDES Report to Mr. Durney. **COMPLETED 02.24.25**
8. Mr. Savage: Inform Bonita Springs Utilities (BSU) that human E-Coli was identified on Lake A-16. Confirm whether the four original model homes still have septic systems or if they were removed properly. Ask about the lift station at Canoe Park. Review Pelican Landing resident email with suggestions about this. **COMPLETED after 01.27.25 mtg**
9. Mr. Kemp: Provide monthly updates regarding status of filing permit application. **COMPLETED 02.24.25**
10. Mr. Adams: Provide update on Bayside CDD's year-to-date non-operating revenues to Mr. McCarthy. **COMPLETED 02.24.25**
11. Mr. Kemp: Provide info to Mr. Adams to determine if CDD is responsible for trimming and cleaning up areas by Cielo. Mr. Adams: Email info to Ms. Haber & Ms. Gravenhorst. **COMPLETED 02.24.25**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

12. Mr. Savage: Verify contract addressed all remediation pertaining to Infinity Project and that NPDES preventions are in place. **COMPLETED 02.24.25**
13. Mr. McCarthy: Contact Lee County re: Maintenance & Admin Facility building. **COMPLETED 02.24.25**
14. Mr. Adams: Send materials to Mr. Hoppensteadt with suggestion to re-evaluate Pennyroyal berm. **COMPLETED 02.24.25**
15. Paul Kemp: Send fire bush treatment schedule to Ms. McVay. **COMPLETED 02.24.25**
16. Mr. Kemp: Send contractor's schedule to connect the bypass to Mr. Francis upon receipt. **COMPLETED 02.24.25**
17. Mr. Savage: Contact Bonita Springs Utilities (BSU) to determine which homes are not connected. **COMPLETED 02.25.25**
18. Chuck Adams: Prep & send memo of historical intent between Bay Creek HOA and the CDD. **COMPLETED 01.27.25**
19. Mr. Savage: Forward revisions to NPDES Annual Report before submission. **COMPLETED 12.09.24**
20. Mr. Nott: Test affected lakes for human E. coli contamination. **COMPLETED 12.09.24**
21. Mrs. Adams: The annual NPDES Report to be included in The Landings publication once edits are completed. **COMPLETED 12.09.24**
22. Mr. Nott: Reevaluate treatment of Lake A-16 during dry season. **COMPLETED 10.28.24**
23. Mr. Savage: Present draft National Pollutant Discharge Elimination System (NPDES) Annual Report to the Boards at the next or following meeting. **COMPLETED 10.28.24**
24. Mr. Savage: Include NPDES Annual Report in next meeting agenda. **COMPLETED 10.28.24**
25. Mr. Nott: Present phosphorus & nitrogen nutrient test results. **COMPLETED 10.28.24**
26. Mr. Nott: Superior Waterway Services, Inc., to test Lakes A-8 & A-16 for possible source of E. coli contamination. **COMPLETED 10.28.24**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

- 27.** Mrs. Adams: Send E. coli results to agencies. **COMPLETED 10.28.24**
- 28.** Mr. Adams: Schedule call w/ Mr. McCarthy and Johnson Eng. **COMPLETED 10.28.24**
- 29.** Mr. Nott/Mrs. Adams: Send Superior Work Authorization to test CDD lakes to Mrs. Adams to distribute to Boards. **COMPLETED 09.23.24**
- 30.** Present proposed Engineer Contract at next meeting. **COMPLETED 09.23.24**
- 31.** Mr. Adams: BC Enterprise Fund/451: Visit irrigation user fees/charges. Prep spreadsheet for base monthly & irrigation user fees, use methodology from 30 years ago. Research applying base rate to golf course. Review neighborhood densities & original Methodology. Prep spreadsheet of owner vs golf course revenues for a few years. **COMPLETED 09.23.24**
- 32.** Mr. Adams: Proceed with Lake Mont Village irrigation project upon receipt of Lake Mont Village 50% cost share payment. **COMPLETED 09.23.24**
- 33.** Mr. Adams: Prep MOU-residents maintaining behind McPhail & 2 other homes. **COMPLETED 09.23.24**
- 34.** CDD Administrators: Create plan of how they would build the facility, to compare it against the W. J. Johnson Engineering proposal. **DELETED 09.23.24**
- 35.** Mr. Adams: Make additional budget adjustments to the Proposed Fiscal Year 2025 budget, as discussed and correct the Assessment Summary Table formatting issues throughout the document. **COMPLETED 09.23.24**
- 36.** Mr. Kemp: Follow up on clogged drainage culvert, why Colony Foundation had Village of Estero on site & email site location to Mrs. Adams. **COMPLETED 09.23.24**

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

**STAFF
REPORTS**

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 JOINT MEETING SCHEDULE		
LOCATION		
<i>Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2024	Regular Meeting	2:00 PM
December 9, 2024*	Public Hearing & Regular Meeting <i>Irrigation Rates (Bay Creek)</i>	2:00 PM
January 27, 2025	Regular Meeting	2:00 PM
February 24, 2025	Regular Meeting	2:00 PM
March 24, 2025	Regular Meeting	2:00 PM
April 28, 2025	Regular Meeting	2:00 PM
May 19, 2025**	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	2:00 PM
June 23, 2025	Regular Meeting	2:00 PM
July 18, 2025	Budget Workshop	9:00 AM
July 28, 2025	Regular Meeting	2:00 PM
August 25, 2025	Public Hearing and Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	2:00 PM
September 22, 2025	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/84137772934 Meeting ID: 841 3777 2934 Dial: 1 929 205 6099 US Meeting ID: 841 3777 2934		

Exceptions

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

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

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

18

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 28, 2023, pursuant to Resolution 2023-08, the Board of Supervisors (hereinafter referred to as the “Board”) of the Bay Creek Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2023/2024 budget.

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

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 24th day of March, 2025.

ATTEST:

**BAY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE SEPTEMBER 30, 2024**

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE SEPTEMBER 31, 2024**

	FY '24 Actual	FY '24 Original Budget	Budget to Actual Variance	Proposed Amended Increase/ (Decrease)	FY '24 Amended Budget
REVENUES					
Assessment levy - net	\$ 483,898	\$ 480,060	\$ (3,838)	\$ 3,838	\$ 483,898
Interest	10,142	15,000	4,858	(4,858)	10,142
Street sweeping	-	2,506	2,506	(2,506)	-
Total revenues	<u>494,040</u>	<u>497,566</u>	<u>3,526</u>	<u>(3,526)</u>	<u>494,040</u>
EXPENDITURES					
Administration services					
Supervisors	9,204	9,689	485	(485)	9,204
Engineering	4,212	2,829	(1,383)	1,383	4,212
Legal	2,652	3,395	743	(743)	2,652
Audit	7,650	7,500	(150)	150	7,650
Management	7,921	7,921	-	-	7,921
Accounting & payroll	3,168	3,168	-	-	3,168
Computer services	951	951	-	-	951
Assessment roll preparation* ¹	1,599	1,599	-	-	1,599
Telephone	179	179	-	-	179
Postage & reproduction	447	255	(192)	192	447
Printing & binding	928	928	-	-	928
Legal notices and communications	559	212	(347)	347	559
Office supplies	226	141	(85)	85	226
Subscriptions & memberships	50	50	-	-	50
ADA website compliance	30	48	18	(18)	30
Insurance* ¹	9,612	9,551	(61)	61	9,612
Miscellaneous (bank fees)	1,343	1,273	(70)	20,070	21,343
Total administration services	<u>50,731</u>	<u>49,689</u>	<u>(1,042)</u>	<u>21,042</u>	<u>70,731</u>
Field management fees					
Other contractual	<u>7,129</u>	<u>7,129</u>	<u>-</u>	<u>-</u>	<u>7,129</u>
Total field management	<u>7,129</u>	<u>7,129</u>	<u>-</u>	<u>-</u>	<u>7,129</u>
Water management					
NPDES program	67	597	530	(530)	67
Other contractual services: lakes	30,121	34,024	3,903	(3,903)	30,121
Other contractual services: wetlands	7,614	7,163	(451)	451	7,614
Other contractual service: culverts/drains	10,297	7,163	(3,134)	3,134	10,297
Other contractual services: lake health	712	1,194	482	(482)	712
Aquascaping* ¹	-	3,582	3,582	(3,582)	-
Capital outlay	1,583	1,791	208	(208)	1,583
Repairs and maintenance (aerators)	396	1,791	1,395	(1,395)	396
Total water management	<u>50,790</u>	<u>57,305</u>	<u>6,515</u>	<u>(6,515)</u>	<u>50,790</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE SEPTEMBER 31, 2024**

	<u>FY '24 Actual</u>	<u>FY '24 Original Budget</u>	<u>Budget to Actual Variance</u>	<u>Proposed Amended Increase/ (Decrease)</u>	<u>FY '24 Amended Budget</u>
Street lighting					
Personnel services	15,637	-	(15,637)	15,637	15,637
Electricity	11,332	9,053	(2,279)	2,279	11,332
Contractual services-lightpole	686	7,544	6,858	(6,858)	686
Total street lighting	<u>27,655</u>	<u>16,597</u>	<u>(11,058)</u>	<u>11,058</u>	<u>27,655</u>
Landscape services					
Supervisor	14,074	20,935	6,861	(6,861)	14,074
Personnel services	210,882	207,460	(3,422)	3,422	210,882
Capital outlay	10,434	11,316	882	(882)	10,434
Fuel	8,888	4,715	(4,173)	4,173	8,888
Repairs and maintenance (parts)	9,313	7,544	(1,769)	1,769	9,313
Insurance* ¹	4,257	3,170	(1,087)	1,087	4,257
Minor operating equipment	3,192	3,772	580	(580)	3,192
Horticulture dumpster	14,767	7,544	(7,223)	7,223	14,767
Miscellaneous equipment	60	-	(60)	60	60
Employee uniforms	4,721	6,412	1,691	(1,691)	4,721
Chemicals	11,969	10,939	(1,030)	1,030	11,969
Flower program* ²	21,993	24,518	2,525	(2,525)	21,993
Mulch program* ²	12,340	15,654	3,314	(3,314)	12,340
Plant replacement program* ²	9,947	7,544	(2,403)	2,403	9,947
Other contractual - tree trimming* ¹	372	2,388	2,016	(2,016)	372
Other contractual - horticulturalist	-	377	377	(377)	-
Other contractual - training	180	283	103	(103)	180
Maintenance tracking software	528	3,772	3,244	(3,244)	528
Unbudgeted contractual services	15,317	15,465	148	(148)	15,317
Fountain maintenance	3,700	1,886	(1,814)	1,814	3,700
Office operations	5,021	4,338	(683)	683	5,021
Monument maintenance	4,349	2,829	(1,520)	1,520	4,349
Total landscape services	<u>366,304</u>	<u>362,861</u>	<u>(3,443)</u>	<u>3,443</u>	<u>366,304</u>
Roadway services					
Personnel	1,161	1,612	451	(451)	1,161
Repairs and maintenance - parts	1,127	1,194	67	(67)	1,127
Insurance	467	358	(109)	109	467
Total roadway services	<u>2,755</u>	<u>3,164</u>	<u>409</u>	<u>(409)</u>	<u>2,755</u>
Parks & recreation					
Utilities	429	420	(9)	9	429
Operating supplies	74	40	(34)	34	74
Total parks and recreation	<u>503</u>	<u>460</u>	<u>(43)</u>	<u>43</u>	<u>503</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE SEPTEMBER 31, 2024**

	FY '24 Actual	FY '24 Original Budget	Budget to Actual Variance	Proposed Amended Increase/ (Decrease)	FY '24 Amended Budget
Other fees & charges					
Property appraiser	145	145	-	-	145
Tax collector	1,208	214	(994)	994	1,208
Total other fees & charges	1,353	359	(994)	994	1,353
Total expenditures	507,220	497,564	(9,656)	29,656	527,220
Excess/(deficiency) of revenues over/(under) expenditures	(13,180)	2			(33,180)
Fund balances - beginning	386,386	440,974			386,386
Fund balances - ending	<u>\$ 373,206</u>	<u>\$ 440,976</u>			<u>\$ 353,206</u>