

BAYSIDE IMPROVEMENT AND BAY CREEK

**COMMUNITY DEVELOPMENT
DISTRICTS**

May 19, 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

May 12, 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 May 19, 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*

JOINT BUSINESS ITEM(S)

4. Staff Report: District Engineer - *Barraco and Associates, Inc.*
5. Treatment Report: April 2025 - *Superior Waterway Services, Inc. (Andy Nott)*
6. Committee Reports
 - A. PLCA Landscape Committee
 - B. Colony Landscape Committee
7. Consideration of Resolutions Approving the Districts' Proposed Budgets for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
 - A. Resolution 2025-02, *Bayside Improvement Community Development District*
 - B. Resolution 2025-04, *Bay Creek Community Development District*

8. Consideration of Resolutions Designating Dates, Times and Locations for Joint Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
 - A. Resolution 2025-03, *Bayside Improvement Community Development District*
 - B. Resolution 2025-05, *Bay Creek Community Development District*
9. Consideration of Superior Waterway Services, Inc. Quotation/Proposal for Littoral Planting of Lake A-16
10. Discussion: Proposal for Lining 24" Pipe (Palermo Project) 2025/26 Budget Consideration
11. Presentation of Monthly Year-End Financial Forecast (*under separate cover*)
12. Acceptance of Unaudited Financial Statements as of April 30, 2025
13. Approval of April 28, 2025 Joint Regular Meeting Minutes
14. Action/Agenda Items
15. Old Business
16. Staff Reports
 - A. District Counsel: *Coleman Yovanovich Koester, P.A. [Gregory Urbancic, Esq.]*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Monthly Status Report: Field Operations
 - II. NEXT MEETING DATE: June 23, 2025 at 2:00 PM

○ QUORUM CHECK: *BAYSIDE IMPROVEMENT CDD*

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


○ QUORUM CHECK: *BAY CREEK CDD*

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

17. Supervisors' Requests
18. Public Comments: *Non-Agenda Items*
19. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Adams, Jr.", written over the printed name.

Chesley E. Adams, Jr.
District Manager

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

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Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for April 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
A1	Inspected		4/8/25			No Problems Noted
A2	Treated	Grasses/Weeds	4/16/25			Treated shoreline grasses/weeds
A3	Treated	Grasses/Weeds	4/16/25	Algae	4/22/05	Treated shoreline grasses/weeds
A4	Treated	Grasses/Weeds	4/16/25			Treated shoreline grasses/weeds
A5	Inspected		4/8/25			No Problems Noted
A6	Inspected		4/8/25			No Problems Noted
A7	Inspected		4/8/25			No Problems Noted
A8	Inspected		4/8/25			No Problems Noted
A9	Inspected		4/8/25			No Problems Noted
A10	Inspected		4/8/25			No Problems Noted
A11	Treated	Grasses/Weeds	4/16/25			Treated shoreline grasses/weeds
A12	Treated	Grasses/Weeds	4/16/25			Treated shoreline grasses/weeds
A13	Treated	Grasses/Weeds	4/16/25			Treated shoreline grasses/weeds
A14	Inspected		4/8/25			No Problems Noted
A15	Inspected		4/8/25			No Problems Noted

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for April 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
A16	Inspected		4/8/25			No Problems Noted
A17	Inspected		4/8/25			No Problems Noted
A18	Inspected		4/8/25			No Problems Noted
A19	Treated	Grasses/Weeds	4/23/25			Treated shoreline grasses/weeds
A20	Treated	Grasses/Weeds	4/23/25			Treated shoreline grasses/weeds
A21	Treated	Grasses/Weeds	4/23/25			Treated shoreline grasses/weeds
A22	Treated	Grasses/Weeds	4/23/25			Treated shoreline grasses/weeds
A23	Inspected		4/8/25			No Problems Noted
A24	Inspected		4/8/25			No Problems Noted
A25	Inspected		4/8/25			No Problems Noted
A26	Treated	Grasses/Weeds	4/23/25			Treated shoreline grasses/weeds
A27	Inspected		4/8/25			No Problems Noted
A28	Treated	Grasses/Weeds	4/23/25			Treated shoreline grasses/weeds
A29	Inspected		4/8/25			No Problems Noted
B1	Treated	Grasses/Weeds	4/21/25			Crew treated lake banks weeds

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for April 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
B2	Inspected		4/17/29			No Problems Noted
B3	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals
B4	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
B5	Treated	Algae	4/10/25	Grasses/Weeds	4/21/25	Treated shoreline Algae
B6	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals
B7	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals
B8	Treated	Grasses/Weeds	4/21/25			Crew treated lake banks weeds
C1	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals
C2	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals
C3	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds
C4	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/21/25	Treated shoreline grasses/weeds
D1	Treated	Sedges	4/9/25			Treated shoreline weeds
D2	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
D3	Inspected		4/17/29			No Problems Noted
D3A	Treated	Algae/Chara	4/9/25			Treated shoreline Algae and Chara

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for April 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
D4	Inspected		4/17/29			No Problems Noted
D5	Treated	Grasses/Weeds	4/9/25			Treated shoreline grasses/weeds
D6	Treated	Sedges	4/9/25			Treated shoreline weeds
D7	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
D8	Treated	Grasses/Weeds	4/9/25			Treated shoreline grasses/weeds
D9	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
D10	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
D11	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
D12	Treated	Grasses/Weeds	4/9/25			Treated shoreline grasses/weeds
D13	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
D14	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
D15	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
E1	Treated	Grasses/Weeds	4/15/25	Grasses/Weeds	4/21/25	Treated shoreline grasses/weeds
E2	Treated	Grasses/Weeds	4/15/25	Grasses/Weeds	4/21/25	Treated shoreline grasses/weeds
E3	Treated	Grasses/Weeds	4/21/25			Treated shoreline grasses/weeds

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for April 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
E4	Treated	Grasses/Weeds	4/15/25	Grasses/Weeds	4/21/25	Treated shoreline grasses/weeds
E5	Treated	Grasses/Weeds	4/21/25			Treated shoreline grasses/weeds
E6	Treated	Grasses/Weeds	4/21/25			Treated shoreline grasses/weeds
E7	Treated	Grasses/Weeds	4/21/25			Treated shoreline grasses/weeds
E8	Treated	Slender Spikerush	4/9/25	Slender Spikerush	4/15/25	Treated lake for submersed weeds
E9	Treated	Grasses/Weeds	4/15/25			Treated shoreline grasses/weeds
E10	Treated	Grasses/Weeds	4/15/25	Weeds/Vines	4/17/25	Treated shoreline grasses/weeds
E11	Treated	Grasses/Weeds	4/15/25	Weeds/Vines	4/17/25	Treated shoreline grasses/weeds
E12	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals
WCI	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals
E14	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals
E15	Treated	Slender Spikerush	4/9/25	Grasses/Weeds	4/15/25	Treated lake for submersed weeds
E16	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals
E17	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals
E18	Treated	Weeds/Vines	4/17/25			Crew sprayed lake bank and littorals

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for April 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
F1	Inspected		4/1/25			No Problems Noted
F2	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds
F3	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds
F4	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds
F5	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds
F6	Treated	Grasses/Weeds	4/1/25	Grasses/Weeds	4/15/25	Treated shoreline grasses/weeds
F7	Treated	Grasses/Weeds	4/1/25	Slender Spikerush	4/9/25	Treated lake for submersed weeds
F8	Treated	Grasses/Weeds	4/1/25	Slender Spikerush	4/15/25	Treated lake for submersed weeds
F9	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds
F10	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds
F11	Inspected		4/1/25			No Problems Noted
F12	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds
F13	Inspected		4/1/25			No Problems Noted
F14	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds
F15	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates for April 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
F16	Inspected		4/1/25			No Problems Noted
F17	Treated	Grasses/Weeds	4/1/25			Treated shoreline grasses/weeds
T1	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
SC Circle	Inspected	Sedges	4/1/25			Scheduled for treatment this month



Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates for April 2025

Lake inspection was completed on May 5th. Few minor issues were noticed

Lakes A19 and A20 is also most dry we treated the exposed areas in April both will require a follow up treatment

Lakes D4, C13 and Spring Creek Circle, have moderate weeds in littorals and lake bank these lakes will be treated this month

Lake E15 Our crew raked out the floating debris, we will monitor and treat/remove as needed

Lake B5 and E8 were treated for Algae and Slender Spikerush, results were good, we will monitor and treat as needed

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates for April 2025



Lake **A9**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



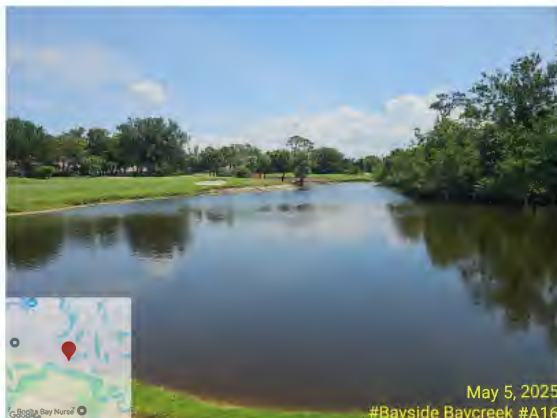
Lake **A14**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **A16**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates for April 2025



Lake **A17**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **A19**

Notes/Comments

Moderate
Grasses/Weeds

Action Needed

Follow up treatment needed

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates for April 2025



Lake **A20**

Notes/Comments

Moderate
Grasses/Weeds

Action Needed

Follow up treatment needed



Lake **B2**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **B3**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates for April 2025



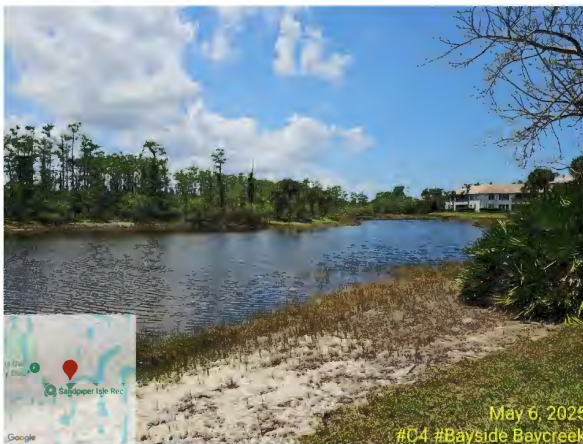
Lake **B5**

Notes/Comments

Minimal
Algae
Slender Spikerush

Action Needed

Monitor and treat as needed



Lake **C4 North**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **D4**

Notes/Comments

Excessive
Weeds

Action Needed

Will be treated on the next scheduled service

Bayside Baycreek CDD

Lake Treatment Report

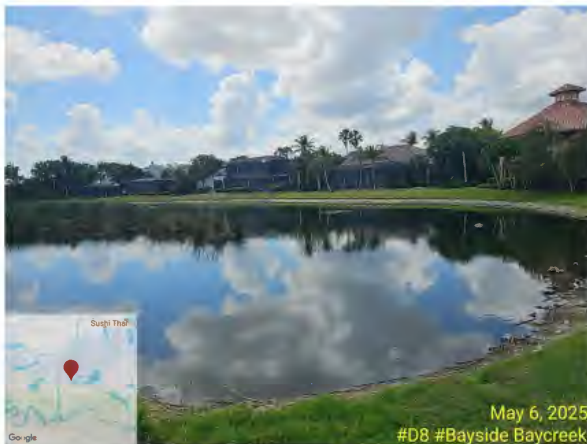
Treatment Dates for April 2025



Lake **D6**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **D8**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **D9**

Notes/Comments
No problems noted

Action Needed
Routine maintenance

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates for April 2025



Lake **D13**

Notes/Comments

Excessive
Weeds

Action Needed

Will be treated on the next scheduled service



Lake **E3**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **E8**

Notes/Comments

Minimal
Slender Spikerush
Chara

Action Needed

Monitor and treat as needed

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates for April 2025



Lake **E9**

Notes/Comments

Moderate
Bacopa

Action Needed

Monitor and treat as needed



Lake **E11**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **F1**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates for April 2025



Lake **F2**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **F6**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **WCI**

Notes/Comments
No problems noted

Action Needed
Routine maintenance

May 6, 2025
#T1 #Bayside Baycreek

Routine maintenance

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

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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGET
FISCAL YEAR 2026**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed	Budget %	Budget '26
	Adopted	Actual	Projected	Total	Budget	Change	vs
	Budget	through	through	Actual &	FY 2026	2025 vs 2026	'25 Projected
	FY 2025	3/31/25	9/30/25	Projected			
REVENUES							
Assessment levy: on-roll - gross	\$ 2,841,374				\$ 2,902,366		
Allowable discounts (4%)	(113,655)				(116,094)		
Assessment levy: on-roll - net	2,727,719	\$ 2,577,599	\$ 150,120	\$ 2,727,719	2,786,272	2%	2%
Interest	79,000	14,863	22,000	36,863	40,000	-49%	8%
Street sweeping	-	-	-	-	-	N/A	N/A
Miscellaneous	-	-	2,141	2,141	-	N/A	N/A
Total revenues	2,806,719	2,592,462	174,261	2,766,723	2,826,272	1%	2%
EXPENDITURES							
Professional fees							
Supervisors	19,377	7,750	11,466	19,216	19,377	0%	1%
Engineering	15,000	7,666	13,145	20,811	15,000	0%	-39%
Legal	18,000	4,943	7,313	12,256	18,000	0%	32%
Audit	15,000	6,376	8,624	15,000	15,000	0%	0%
Management	42,000	21,000	21,000	42,000	42,000	0%	0%
Accounting & payroll	16,799	8,399	8,400	16,799	16,799	0%	0%
Computer services	5,040	3,758	1,282	5,040	5,040	0%	0%
Assessment roll preparation	8,476	4,238	4,238	8,476	8,476	0%	0%
Telephone	950	475	475	950	950	0%	0%
Postage & reproduction	1,350	895	766	1,661	1,350	0%	-23%
Printing and binding	4,918	2,459	2,458	4,917	4,918	0%	0%
Legal notices and communications	1,125	373	955	1,328	1,125	0%	-18%
Office supplies	750	669	594	1,263	750	0%	-68%
Subscriptions and memberships	263	263	-	263	263	0%	0%
ADA website compliance	253	158	-	158	253	0%	38%
Insurance	21,575	20,400	-	20,400	27,300	27%	25%
Miscellaneous (bank fees)	5,250	1,468	2,804	4,272	5,250	0%	19%
Total professional fees	176,126	91,290	83,520	174,810	181,851	3%	4%
			-	-	-		
Field management							
Other contractual	37,799	18,899	18,900	37,799	37,799	0%	0%
Total field management	37,799	18,899	18,900	37,799	37,799	0%	0%
Water management services							
NPDES program	3,165	355	1,583	1,938	3,165	0%	39%
Other contractual services: lakes	174,075	87,603	75,621	163,224	174,075	0%	6%
Other contractual services: wetlands	44,310	21,001	22,070	43,071	44,310	0%	3%
Other contractual services: culverts/drains	37,980	15,160	19,957	35,117	50,640	33%	31%
Other contractual services: lake health	6,330	529	2,831	3,360	6,330	0%	47%
Aquascaping	18,990	-	18,990	18,990	18,990	0%	0%
Capital outlay	9,495	-	-	-	9,495	0%	100%
Repairs and maintenance (aerators)	9,495	14,609	-	14,609	9,495	0%	-54%
Total water management	303,840	139,257	141,052	280,309	316,500	4%	11%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
EXPENDITURES AND OTHER USES (continued)							
Street lighting							
Contractual services	40,000	-	74,436	74,436	40,000	0%	-86%
Personnel services	-	53,508	-	53,508	-	N/A	N/A
Electricity	55,000	31,439	24,318	55,757	55,000	0%	-1%
Total street lighting	95,000	84,947	98,754	183,701	95,000	0%	-93%
Landscape services							
Supervisors	125,000	43,109	81,891	125,000	128,750	3%	3%
Personnel services	1,235,000	607,612	627,388	1,235,000	1,272,050	3%	3%
Other contractual- horticulturalists	2,000	-	-	-	2,000	0%	100%
Other contractual-training	1,500	-	-	-	1,500	0%	100%
Maintenance tracking software	10,000	-	2,000	2,000	10,000	0%	80%
Capital outlay: equipment	60,000	7,953	45,000	52,953	60,000	0%	12%
Fuel	25,000	12,243	12,500	24,743	25,000	0%	1%
Repairs and maintenance (parts)	40,000	10,512	25,000	35,512	40,000	0%	11%
Insurance	24,608	22,649	-	22,649	31,000	26%	27%
Minor operating equipment	20,000	11,371	12,000	23,371	25,000	25%	7%
Horticulture dumpster	65,000	46,200	30,000	76,200	80,000	23%	5%
Employee uniforms	29,000	8,478	10,000	18,478	20,000	-31%	8%
Chemicals	68,000	36,813	25,000	61,813	68,000	0%	9%
Flower program	130,000	72,594	41,500	114,094	120,000	-8%	5%
Mulch program	83,000	78,941	2,500	81,441	83,000	0%	2%
Plant replacement program	45,000	24,561	20,000	44,561	45,000	0%	1%
Other contractual - tree trimming	12,660	34,905	-	34,905	12,660	0%	-176%
Contractural services-palm pruning	82,000	81,215	-	81,215	85,000	4%	4%
Fountain maintenance	20,000	928	5,000	5,928	10,000	-50%	41%
Office operations	25,000	11,949	12,000	23,949	25,000	0%	4%
Office operations-capital outlay	-	17,545	100,000	117,545	-	N/A	N/A
Monument maintenance	15,000	-	15,000	15,000	15,000	0%	0%
Total landscape services	2,117,768	1,129,578	1,068,779	2,198,357	2,158,960	2%	-2%
Roadway services							
Personnel	7,700	3,462	3,472	6,934	7,700	0%	10%
Repairs and maintenance - parts	4,500	-	3,920	3,920	4,500	0%	13%
Insurance	2,500	2,484	-	2,484	2,500	0%	1%
Total roadway services	14,700	5,946	7,392	13,338	14,700	0%	9%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed	Budget %	Budget '26
	Adopted	Actual	Projected	Total	Budget	Change	vs
	Budget	through	through	Actual &	FY 2026	2025 vs 2026	'25 Projected
	FY 2025	3/31/25	9/30/25	Projected			
EXPENDITURES (continued)							
Parks & recreation							
Utilities	11,000	5,383	5,015	10,398	11,000	0%	5%
Operating supplies	1,500	1,111	283	1,394	1,500	0%	7%
Total parks and recreation	12,500	6,494	5,298	11,792	12,500	0%	6%
Other fees & charges							
Property appraiser	3,625	3,629	-	3,629	3,625	0%	0%
Tax collector	5,358	6,794	-	6,794	5,358	0%	-27%
Total other fees & charges	8,983	10,423	-	10,423	8,983	0%	-16%
Total expenditures	2,766,716	1,486,834	1,423,695	2,910,529	2,826,293	2%	-3%
Excess/(deficiency) of revenues							
over/(under) expenditures	40,003	1,105,628	(1,249,434)	(143,806)	(21)		
Fund balance - beginning (unaudited)	1,040,433	971,336	2,076,964	971,336	827,530		
Fund balance - ending (projected)	<u>\$ 1,080,436</u>	<u>\$ 2,076,964</u>	<u>\$ 827,530</u>	<u>\$ 827,530</u>	<u>\$ 827,509</u>		

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

EXPENDITURES

Professional fees

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

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

Expenditures (Continued)

Office supplies	750
Accounting and administrative supplies.	
Subscriptions and memberships	263
Annual fee paid to the Florida Department of Economic Opportunity.	
ADA website compliance	253
Insurance	27,300
The Districts carry public officials and general liability insurance with policies written by EGIS.	
The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Miscellaneous (bank fees)	5,250
Bank charges and other miscellaneous expenses incurred during the year.	
Field management	
Other Contractual	37,799
As part of the consulting manager's contract, the Districts retain the services of a field manager. The field manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, ensuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs and attends Board meetings.	
This service is provided by Wrathell, Hunt and Associates, LLC.	
Water management services	
NPDES program	3,165
As mandated by the Federal Environmental Protection Agency and the Florida State Department of Environmental Protection, the District must participate in the National Pollutant Discharge Elimination System (NPDES). The purpose of the program is to improve stormwater quality through new facility design review, construction activity monitoring, periodic facility review and inspections, public education and sediment control.	
Other Contractual Services	
The Districts contract with licensed and qualified contractors to provide lake and wetland maintenance services. The District's have completed lake water quality testing and research project and will be implementing recommendations that were offered as a result of the year long review and final analysis. Additionally, the Districts have accepted the responsibility for operating and maintaining the communities culverts and drains that are a part of the primary roadway systems and amenity parking lots.	
Other contractual services: lakes	174,075
Other contractual services: wetlands	44,310
Other contractual services: culverts/drains	50,640
Other contractual services: lake health	6,330
Aquascaping	18,990
Planting of aquatic and wetland plants to ensure the integrity of the storm water management systems.	
Capital outlay	9,495
Purchase and installation of additional aeration systems.	
Repairs and maintenance (aerators)	9,495
Unforeseen costs that may be incurred.	

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

Expenditures (continued)

Street lighting

Contractual services	40,000
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The Districts contract with a licensed and insured electrician to service their street, landscape Electricity	55,000
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The Districts are charged monthly per Florida Power & Light's streetlight schedule s-1 for streetlight electric and metered usage for signage and landscape lighting.

Landscape services

Supervisors	128,750
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Includes salary, taxes and benefits for the Districts' field manager and irrigation manager.

Personnel services	1,272,050
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Includes salary, taxes and benefits for the Districts' in-house landscape maintenance crew.

Other contractual- horticulturalists	2,000
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Periodic professional review and report of landscape maintenance practices.

Other contractual-training	1,500
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Covers periodic training of staff by Horticulturalists or other Industry Professionals.

Maintenance tracking software	10,000
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Continued implementation of a Landscape Services activity tracking program. This service is provided by Monday and includes an annual subscription.

Capital outlay: equipment	60,000
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Department related purchase of vehicles and equipment. The Districts anticipate new additional equipment needs including replacement mower and a 1 ton truck.

Fuel	25,000
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Cost of fuel for vehicles and equipment used by the Districts.

Repairs and maintenance (parts)	40,000
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Parts replacement for vehicles and equipment.

Insurance	31,000
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Insurance costs for automobiles, property and workers' compensation.

Minor operating equipment	25,000
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Costs associated with small equipment purchases.

Horticulture dumpster	80,000
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Costs associated with the disposal of the Districts' horticulture debris that accumulates during pruning operations.

Employee uniforms	20,000
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Costs associated with employee uniforms.

Chemicals	68,000
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Landscape maintenance requires the use of chemicals for the control of unwanted weeds, insects and diseases, as well as fertilizers, to promote the growth and health of landscape materials within the common areas and rights-of way.

Flower program	120,000
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The Districts' flower program consists of replacing flowers within certain landscape and signage areas three times a year.

Mulch program	83,000
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The Districts' mulch program is intended to provide aesthetic value while at the same time providing a barrier to hold moisture, protect plant roots and deter unwanted weed growth in the landscape planting beds.

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

Expenditures (continued)	
Plant replacement program	45,000
Replacement and renovation of landscape material.	
Other contractual - tree trimming	12,660
Hard wood tree trimming in sensitive locations within the Districts' common areas and parks that exceed the on site capabilities or expertise of staff.	
Contractual services-palm pruning	85,000
This expenditure includes the hiring of a contractor for the annual pruning of palm trees through the CDD areas of responsibility.	
Fountain maintenance	10,000
Cost of maintaining the entry feature.	
Office operations	25,000
Office supplies and maintenance for the field office.	
Monument maintenance	15,000
Annual cost of pressure washing , painting and repairing the monuments. This includes the monuments and brick pavers at the central fountain.	
Roadway services	7,700
Personnel	
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and maintenance - parts	4,500
Insurance	2,500
Insurance costs for automobiles that relate to this department.	
Parks & Recreation	
Utilities	11,000
These expenditures relate to water/sewer and electrical expense for Central Park, which includes a water feature and two (2) floating fountains.	
Operating supplies	1,500
These expenditures include costs related to central park and miscellaneous supplies and part replacement used during the daily activities of the department.	
Other fees & charges	
Property appraiser	3,625
The property appraiser charges \$1.00 per parcel.	
Tax collector	5,358
The tax collector charges \$1.50 per parcel.	
Total expenditures	<u><u>\$ 2,826,293</u></u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed	Budget %	Budget '26
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026	Change 2025 vs 2026	vs '25 Projected
REVENUES							
Assessment levy: on-roll - gross	\$ 2,279,876				\$ 2,340,855		
Allowable discounts (4%)	(91,195)				(93,634)		
Assessment levy: on-roll - net	2,188,681	\$ 2,088,044	\$ 100,637	\$ 2,188,681	2,247,221	3%	3%
Interest	67,000	10,115	15,000	25,115	30,000	-55%	16%
Miscellaneous	-	-	1,606	1,606	-	N/A	N/A
Total revenues	2,255,681	2,098,159	117,243	2,215,402	2,277,221	1%	3%
EXPENDITURES							
Professional fees							
Supervisors**	9,689	3,875	5,733	9,608	9,689	0%	1%
Engineering	12,171	6,220	10,666	16,886	12,171	0%	-39%
Legal	14,605	4,011	5,934	9,945	14,605	0%	32%
Audit**	7,500	3,188	4,312	7,500	7,500	0%	0%
Management	34,079	17,039	17,039	34,078	34,079	0%	0%
Accounting & payroll	13,631	6,815	6,816	13,631	13,631	0%	0%
Computer services	4,089	3,049	1,040	4,089	4,089	0%	0%
Assessment roll preparation	6,877	3,438	3,439	6,877	6,877	0%	0%
Telephone	771	385	385	770	771	0%	0%
Postage & reproduction	1,095	726	622	1,348	1,095	0%	-23%
Printing and binding	3,990	1,995	1,994	3,989	3,990	0%	0%
Legal notices and communications	913	303	775	1,078	913	0%	-18%
Office supplies	609	543	482	1,025	609	0%	-68%
Subscriptions and memberships	213	213	-	213	213	0%	0%
ADA website compliance	205	128	-	128	205	0%	38%
Insurance**	10,788	10,200	-	10,200	13,650	27%	25%
Miscellaneous (bank fees)	4,260	1,060	2,275	3,335	4,260	0%	22%
Total professional fees	125,485	63,188	61,512	124,700	128,347	2%	3%
Field management							
Other contractual	30,670	15,335	15,335	30,670	30,670	0%	0%
Total field management	30,670	15,335	15,335	30,670	30,670	0%	0%
Water management services							
NPDES program	2,568	288	1,284	1,572	2,568	0%	39%
Other contractual services: lakes	141,244	69,780	61,359	131,139	141,244	0%	7%
Other contractual services: wetlands	35,953	17,040	17,908	34,948	35,953	0%	3%
Other contractual services: culverts/dr	30,817	12,301	16,193	28,494	41,089	33%	31%
Other contractual services: lake health	5,136	429	2,297	2,726	5,136	0%	47%
Aquascaping	15,408	-	15,408	15,408	15,408	0%	0%
Capital outlay	7,704	-	-	-	7,704	0%	100%
Repairs and maintenance (aerators)	7,704	13,155	-	13,155	7,704	0%	-71%
Total water management	246,534	112,993	114,449	227,442	256,806	4%	11%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected			
EXPENDITURES (continued)							
Street lighting							
Contractual Services	32,456	-	60,397	60,397	32,456	0%	-86%
Personnel services	-	43,416	-	43,416	-	N/A	N/A
Electricity	44,627	25,510	19,732	45,242	44,627	0%	-1%
Total street lighting	77,083	68,926	80,129	149,055	77,083	0%	-93%
Landscape services							
Supervisor	101,425	34,975	66,446	101,421	104,468	3%	3%
Personnel services	1,002,079	492,939	509,063	1,002,002	1,032,141	3%	3%
Other contractual- horticulturalists	1,623	-	-	-	1,623	0%	100%
Other contractual-training	1,217	-	-	-	1,217	0%	100%
Maintenance tracking software	8,114	-	1,623	1,623	8,114	0%	80%
Capital outlay: equipment	48,684	6,453	36,513	42,966	48,684	0%	12%
Fuel	20,285	9,934	10,143	20,077	20,285	0%	1%
Repairs and maintenance (parts)	32,456	8,529	20,285	28,814	32,456	0%	11%
Insurance	19,967	18,339	-	18,339	25,153	26%	27%
Minor operating equipment	16,228	9,226	9,737	18,963	20,285	25%	7%
Horticulture dumpster	52,741	37,487	24,342	61,829	64,912	23%	5%
Employee uniforms	23,531	6,879	8,114	14,993	16,228	-31%	8%
Chemicals	55,175	29,870	20,285	50,155	55,175	0%	9%
Flower program	105,482	58,903	33,673	92,576	97,368	-8%	5%
Mulch program	67,346	64,053	2,029	66,082	67,346	0%	2%
Plant replacement program	36,513	20,075	16,228	36,303	36,513	0%	1%
Other contractual - tree trimming	10,272	28,176	-	28,176	10,272	0%	-174%
Contractural services-palm pruning	66,535	65,898	-	65,898	68,969	4%	4%
Fountain maintenance	16,228	753	4,057	4,810	8,114	-50%	41%
Office operations	20,285	9,693	9,737	19,430	20,285	0%	4%
Office operations-capital outlay	-	14,236	81,140	95,376	-		
Monument maintenance	12,171	-	12,171	12,171	12,171	0%	0%
Total landscape services	1,718,357	916,418	867,209	1,783,627	1,751,779	2%	-2%
Roadway services							
Personnel	6,248	2,809	2,817	5,626	6,248	0%	10%
Repairs and maintenance - parts	3,651	-	3,181	3,181	3,651	0%	13%
Insurance	2,029	2,011	-	2,011	2,029	0%	1%
Total roadway services	11,928	4,820	5,998	10,818	11,928	0%	9%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected			
EXPENDITURES (continued)							
Parks & recreation							
Utilities	10,560	5,168	4,069	9,237	10,560	0%	13%
Operating supplies	1,440	1,067	230	1,297	1,440	0%	10%
Total parks and recreation	<u>12,000</u>	<u>6,235</u>	<u>4,299</u>	<u>10,534</u>	<u>12,000</u>	0%	12%
Other fees & charges							
Property appraiser	3,480	3,484	-	3,484	3,480	0%	0%
Tax collector	5,144	5,363	-	5,363	5,144	0%	-4%
Total other fees & charges	<u>8,624</u>	<u>8,847</u>	<u>-</u>	<u>8,847</u>	<u>8,624</u>	0%	-3%
Total expenditures	<u>2,230,681</u>	<u>1,196,762</u>	<u>1,148,931</u>	<u>2,345,693</u>	<u>2,277,237</u>	2%	-3%
Excess/(deficiency) of revenues over/(under) expenditures	25,000	901,397	(1,031,688)	(130,291)	(16)		
Fund balance - beginning (unaudited)	646,347	598,128	1,499,525	598,128	467,837		
Fund balance - ending (projected)	<u>\$ 671,347</u>	<u>\$ 1,499,525</u>	<u>\$ 467,837</u>	<u>\$ 467,837</u>	<u>\$ 467,821</u>		

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

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Revenues & Expenditures	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
REVENUES							
Assessment levy: on-roll - gross	\$ 561,498				\$ 561,511		
Allowable discounts (4%)	(22,460)				(22,460)		
Assessment levy: on-roll - net	539,038	\$ 489,555	\$ 49,483	\$ 539,038	539,051	0%	0%
Interest	12,000	4,748	7,000	11,748	10,000	-17%	-17%
Miscellaneous	-	-	535	535	-	N/A	N/A
Total revenues	551,038	494,303	57,018	551,321	549,051	0%	0%
EXPENDITURES							
Professional fees							
Supervisors**	9,689	3,875	5,733	9,608	9,689	0%	1%
Engineering	2,829	1,446	2,479	3,925	2,829	0%	-39%
Legal	3,395	932	1,379	2,311	3,395	0%	32%
Audit**	7,500	3,188	4,312	7,500	7,500	0%	0%
Management	7,921	3,961	3,961	7,922	7,921	0%	0%
Accounting & payroll	3,168	1,584	1,584	3,168	3,168	0%	0%
Computer services	951	709	242	951	951	0%	0%
Assessment roll preparation	1,599	800	799	1,599	1,599	0%	0%
Telephone	179	90	90	180	179	0%	-1%
Postage & reproduction	255	169	144	313	255	0%	-23%
Printing and binding	928	464	464	928	928	0%	0%
Legal notices and communications	212	70	180	250	212	0%	-18%
Office supplies	141	126	112	238	141	0%	-69%
Subscriptions and memberships	50	50	-	50	50	0%	0%
ADA website compliance	48	30	-	30	48	0%	38%
Insurance**	10,788	10,200	-	10,200	13,650	27%	25%
Miscellaneous (bank fees)	990	408	529	937	990	0%	5%
Total professional fees	50,643	28,102	22,008	50,110	53,505	6%	6%
Field management							
Other contractual	7,129	3,564	3,565	7,129	7,129	0%	0%
Total field management	7,129	3,564	3,565	7,129	7,129	0%	0%
Water management services							
NPDES program	597	67	299	366	597	0%	39%
Other contractual services: lakes	32,831	17,823	14,262	32,085	32,831	0%	2%
Other contractual services: wetlands	8,357	3,961	4,162	8,123	8,357	0%	3%
Other contractual services: culverts/drains	7,163	2,859	3,764	6,623	9,551	33%	31%
Other contractual services: lake health	1,194	100	534	634	1,194	0%	47%
Aquascaping	3,582	-	3,582	3,582	3,582	0%	0%
Capital outlay	1,791	-	-	-	1,791	0%	100%
Repairs and maintenance (aerators)	1,791	1,454	-	1,454	1,791	0%	19%
Total water management	57,306	26,264	26,603	52,867	59,694	4%	11%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Revenues & Expenditures			
EXPENDITURES (continued)							
Street lighting							
Contractual services	7,544	-	14,039	14,039	7,544	0%	-86%
Personnel services		10,092	-	10,092	-	N/A	N/A
Electricity	10,373	5,929	4,586	10,515	10,373	0%	-1%
Total street lighting	17,917	16,021	18,625	34,646	17,917	0%	-93%
Landscape services							
Supervisor	23,575	8,134	15,445	23,579	24,282	3%	3%
Personnel services	232,921	114,673	118,325	232,998	239,909	3%	3%
Other contractual- horticulturalists	377	-	-	-	377	0%	100%
Other contractual-training	283	-	-	-	283	0%	100%
Maintenance tracking software	1,886	-	377	377	1,886	0%	80%
Capital outlay	11,316	1,500	8,487	9,987	11,316	0%	12%
Fuel	4,715	2,309	2,358	4,667	4,715	0%	1%
Repairs and maintenance (parts)	7,544	1,983	4,715	6,698	7,544	0%	11%
Insurance	4,641	4,310	-	4,310	5,847	26%	26%
Minor operating equipment	3,772	2,145	2,263	4,408	4,715	25%	7%
Horticulture dumpster	12,259	8,713	5,658	14,371	15,088	23%	5%
Employee uniforms	5,469	1,599	1,886	3,485	3,772	-31%	8%
Chemicals	12,825	6,943	4,715	11,658	12,825	0%	9%
Flower program	24,518	13,691	7,827	21,518	22,632	-8%	5%
Mulch program	15,654	14,888	472	15,360	15,654	0%	2%
Plant replacement program	8,487	4,486	3,772	8,258	8,487	0%	3%
Other contractual - tree trimming	2,388	6,729	-	6,729	2,388	0%	-182%
Contractural services-palm pruning	15,465	15,317	-	15,317	16,031	4%	4%
Fountain maintenance	3,772	175	943	1,118	1,886	-50%	41%
Office operations	4,715	2,256	2,263	4,519	4,715	0%	4%
Office operations-capital outlay	-	3,309	18,860	22,169	-		
Monument maintenance	2,829	-	2,829	2,829	2,829	0%	0%
Total landscape services	399,411	213,160	201,572	414,732	407,181	2%	-2%
Roadway services							
Personnel	1,452	653	655	1,308	1,452	0%	10%
Repairs and maintenance - parts	849	-	739	739	849	0%	13%
Insurance	472	473	-	473	472	0%	0%
Total roadway services	2,773	1,126	1,394	2,520	2,773	0%	9%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Revenues & Expenditures			
EXPENDITURES (continued)							
Parks & recreation							
Utilities	440	215	946	1,161	440	0%	-164%
Operating supplies	60	44	53	97	60	0%	-62%
Total parks and recreation	500	259	999	1,258	500	0%	-152%
Other fees & charges							
Property appraiser	145	145	-	145	145	0%	0%
Tax collector	214	1,431	-	1,431	214	0%	-569%
Total other fees & charges	359	1,576	-	1,576	359	0%	-339%
Total expenditures	536,038	290,072	274,766	564,838	549,058	2%	-3%
Excess/(deficiency) of revenues over/(under) expenditures	15,000	204,231	(217,748)	(13,517)	(7)		
Fund balance - beginning (unaudited)	394,086	373,208	577,439	373,208	359,691		
Fund balance - ending (projected)	<u>\$ 409,086</u>	<u>\$ 577,439</u>	<u>\$ 359,691</u>	<u>\$ 359,691</u>	<u>\$ 359,684</u>		

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

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025					Budget %	
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Change 2025 vs 2026	Budget '26 vs '25 Projected
REVENUES							
Assessment levy: on-roll - gross	\$ 976,278				\$ 960,637		
Allowable discounts (4%)	(39,051)				(38,425)		
Assessment levy: on-roll - net	937,227	\$901,737	\$ (130,385)	\$ 771,352	922,212	-2%	16%
Interest	20,000	3,293	4,837	8,130	8,000	-60%	-2%
Total revenues	957,227	905,030	(125,548)	779,482	930,212	-3%	16%
EXPENDITURES							
Professional fees							
Accounting & payroll	9,380	4,690	4,690	9,380	9,380	0%	0%
Computer services	3,411	1,706	1,705	3,411	3,411	0%	0%
Assessment roll preparation	1,150	575	575	1,150	1,150	0%	0%
Field management	14,211	7,106	7,105	14,211	14,211	0%	0%
Other current charges	-	463	29	492	-	N/A	N/A
Total professional fees	28,152	14,540	14,104	28,644	28,152	0%	-2%
Street lighting							
Contractual services - lightpoles	131,875	-	4,035	4,035	5,000	-96%	19%
Total street lighting	131,875	-	4,035	4,035	5,000	-96%	19%
Landscape services							
Personnel services	402,000	208,646	200,000	408,646	464,060	15%	12%
Other contractual- horticulturalists	1,500	-	500	500	1,500	0%	67%
Other contractual- training	1,500	250	500	750	1,500	0%	50%
Other Contractual- turf and shrub	100,000	44,183	50,000	94,183	-	-100%	N/A
Capital outlay	20,000	-	15,000	15,000	20,000	0%	25%
Fuel	7,500	-	7,500	7,500	7,500	0%	0%
Repairs & maintenance (parts)	14,000	6,948	7,000	13,948	14,000	0%	0%
Insurance	3,000	3,693	-	3,693	5,000	67%	26%
Minor operating equipment	-	5,405	-	5,405	-	N/A	N/A
Horticulture dumpster	16,000	10,825	10,000	20,825	16,000	0%	-30%
Miscellaneous equipment	2,500	-	2,500	2,500	2,500	0%	0%
Chemicals	3,500	630	2,000	2,630	50,000	1329%	95%
Flower program	70,000	58,937	11,000	69,937	70,000	0%	0%
Mulch program	40,000	31,492	5,000	36,492	40,000	0%	9%
Plant replacement program	40,000	4,674	20,000	24,674	40,000	0%	38%
Other contractual - tree trimming	12,000	9,713	-	9,713	12,000	0%	19%
Monument maintenance	3,000	-	3,000	3,000	3,000	0%	0%
Total landscape services	736,500	385,396	352,760	738,156	747,060	1%	1%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025					Budget %	
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Change 2025 vs 2026	Budget '26 vs '25 Projected
Fountain services							-
Operating supplies	150,000	98,473	82,957	181,430	150,000	0%	-21%
Refurbishment	-	-	-	-	115,000	N/A	100%
Total fountain services	150,000	98,473	82,957	181,430	150,000	0%	-21%
Total expenditures	1,046,527	498,409	453,856	952,265	930,212	-11%	-2%
Excess/(deficiency) of revenues over/(under) expenditures	(89,300)	406,621	(579,404)	(172,783)	-		
Fund balance - beginning (unaudited)	368,526	372,122	778,743	372,122	199,339		
Fund balance - ending (projected)	<u>\$ 279,226</u>	<u>\$ 778,743</u>	<u>\$ 199,339</u>	<u>\$ 199,339</u>	<u>\$ 199,339</u>		

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	\$ 339,342				\$ 346,222		
Allowable discounts (4%)	(13,574)				(13,849)		
Assessment levy - net	325,768	\$ 317,706	\$ 9,217	\$ 325,545	332,373	2%	2%
Irrigation revenue	584,000	232,037	312,573	544,610	550,000	-6%	1%
Miscellaneous	50,700	-	20,301	20,301	30,700	-39%	34%
Total revenues	960,468	549,743	342,091	890,456	913,073	-5%	2%
OPERATING EXPENSES							
Professional fees							
Supervisors	6,459	2,584	3,822	6,406	6,459	0%	1%
Engineering	5,000	2,555	4,383	6,938	5,000	0%	-39%
Legal	6,000	1,648	2,437	4,085	6,000	0%	32%
Audit	5,000	2,126	2,874	5,000	5,000	0%	0%
Management	17,067	8,533	8,196	16,729	17,408	2%	4%
Accounting & payroll	5,600	2,800	2,800	5,600	5,600	0%	0%
Computer services	1,680	1,252	428	1,680	1,680	0%	0%
Utility billing	44,000	21,856	20,070	41,926	44,000	0%	5%
Telephone	311	156	156	312	311	0%	0%
Postage & reproduction	450	299	255	554	450	0%	-23%
Printing and binding	1,639	820	819	1,639	1,639	0%	0%
Legal notices and communications	375	124	318	442	375	0%	-18%
Office supplies	250	223	198	421	250	0%	-68%
Subscriptions and memberships	87	88	-	88	87	0%	-1%
ADA website compliance	147	52	-	52	147	0%	65%
Insurance	6,728	6,800	-	6,800	7,140	6%	5%
Miscellaneous (bank fees)	1,750	3,574	-	3,574	1,750	0%	-104%
Total Professional fees	102,543	55,490	46,756	102,246	103,296	1%	1%
Field Management fees							
Other contractual services	12,600	6,300	6,300	12,600	12,600	0%	0%
Total field management fees	12,600	6,300	6,300	12,600	12,600	0%	0%
Water management services							
NPDES program	1,835	205	918	1,123	1,835	0%	39%
Other contractual services: lakes	100,925	54,792	39,846	94,638	100,925	0%	6%
Other contractual services: wetlands	25,690	12,176	7,226	19,402	25,690	0%	24%
Other contractual services: culverts/drains	22,020	8,789	11,571	20,360	29,360	33%	31%
Other contractual services: lake health	3,670	307	1,642	1,949	3,670	0%	47%
Aquascaping	11,010	-	11,011	11,011	11,010	0%	0%
Capital outlay	5,505	-	-	-	5,505	0%	100%
Repairs and maintenance (aerators)	5,505	4,469	-	4,469	5,505	0%	19%
Total water management services	176,160	80,738	72,214	152,952	183,500	4%	17%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	7,340	-	2,447	2,447	7,340	0%	67%
Total landscape services	7,340	-	2,447	2,447	7,340	0%	67%
Roadway Services							
Personnel	4,955	1,058	1,692	2,750	4,955	0%	45%
Repairs and maintenance - parts	3,670	-	2,273	2,273	3,670	0%	38%
Insurance	3,000	1,926	-	1,925	3,000	0%	36%
Minor Operating Equipment	-	-	-	-	-	N/A	N/A
Total Roadway Services	11,625	2,984	3,965	6,948	11,625	0%	40%
Irrigation services							
Personnel	67,000	28,638	30,000	58,638	69,010	3%	15%
Reclaimed water- Bay Creek	100,000	43,690	70,000	113,690	125,000	25%	9%
Repairs and maintenance - parts	25,000	20,942	15,000	35,942	35,000	40%	-3%
Insurance	19,480	16,281	-	16,281	19,480	0%	16%
Meter costs	7,500	5,793	2,500	8,293	7,500	0%	-11%
Other contractual services	9,000	4,651	4,500	9,151	45,000	400%	80%
Electricity	90,000	59,517	60,000	119,517	115,000	28%	-4%
Pumps & machinery	75,000	97,962	20,000	117,962	120,000	60%	2%
Depreciation	60,000	29,256	29,256	58,512	58,512	-2%	0%
Total irrigation services	452,980	306,730	289,894	596,624	594,502	31%	0%
Total operating expenses	763,248	452,242	419,129	871,370	912,863	20%	5%
Operating income/loss	197,220	97,501	(77,038)	19,086	210		
Nonoperating revenues/(expenses)							
Interest income	500	16,847	-	16,847	500	0%	-3269%
Miscellaneous income roof replacement	-	30,272	-	30,272	-		
Total nonoperating revenues/(expenses)	500	47,119	-	47,119	500	0%	-9324%
Change in net assets	197,720	144,620	(77,038)	66,205	710		
Total net assets - beginning (unaudited)	1,589,991	1,606,845	1,751,465	1,606,845	1,673,050		
Total net assets - ending (projected)	<u>\$ 1,787,711</u>	<u>\$ 1,751,465</u>	<u>\$ 1,674,427</u>	<u>\$ 1,673,050</u>	<u>\$ 1,673,760</u>		

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

OPERATING EXPENSES

Professional fees

Supervisors	\$ 6,459
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The Districts anticipate 12 meetings in fiscal year 2022.	
Engineering	5,000
Barraco and Associates, Inc., provides a broad array of engineering, consulting and construction services to the Districts, which assist in crafting solutions with sustainability for the long term interest of the community - recognizing the needs of government, the environment and maintenance of the Districts' facilities.	
Legal	6,000
Coleman, Yovanovich and Koester, PA serves Bayside and Daniel H. Cox, PA. serves Bay Creek, both provide on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local	
Audit	5,000
The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.	
Management	17,408
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally, operate and maintain the assets of the community.	
Accounting & payroll	5,600
Wrathell, Hunt and Associates, LLC , prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items.	
Computer services	1,680
Wrathell, Hunt and Associates, LLC , provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.	
Utility billing	44,000
Utility billing is contracted with Coral Springs Improvement District (CSID). CSID inputs the provided monthly readings into their billing software, generates the monthly bills, administer the collections, provide customer service and administer the delinquencies and shut offs as needed.	
Telephone	311
Telephone and fax machine.	

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

EXPENDITURES (continued)

Postage & reproduction	450
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	1,639
Letterhead, envelopes, copies, etc.	
Legal notices and communications	375
The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Office supplies	250
Accounting and administrative supplies.	
Subscriptions and memberships	87
Annual fee paid to the Department of Community Affairs.	
ADA website compliance	147
Insurance	7,140
The Districts carry public officials and general liability insurance with policies written by Florida Municipal Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
Miscellaneous (bank fees)	1,750
Bank charges and other miscellaneous expenses incurred during the year.	

Field Management fees

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

Water management services

Other Contractual services	
The Districts contract with licensed and qualified contractors to provide lake, wetland, underground and biologists to provide the needed maintenance services.	
Other contractual services: lakes	100,925
Other contractual services: wetlands	25,690
Other contractual services: culverts/drains	29,360
Other contractual services: lake health	3,670

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

EXPENDITURES (continued)

Aquascaping	11,010
Planting of aquatic and wetland plants to ensure the integrity and permit compliance of the storm water management system.	
Capital outlay	5,505
Purchase and installation of new aeration equipment.	
Repairs and maintenance (aerators)	5,505
This covers any unforeseen costs that may be incurred.	
Other contractual - tree trimming	
Hard wood tree trimming in sensitive locations within the Districts' common areas and parks that exceed the on site capabilities or expertise of staff.	7,340
Roadway Services	
Personnel	4,955
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and maintenance - parts	3,670
Parts replacement for vehicles and equipment.	
Insurance	3,000
Insurance costs for automobiles, property and worker's compensation related to	
Irrigation services	
Personnel	69,010
Includes salary, taxes and benefits for the Districts' maintenance supervisor and irrigation manager.	
Reclaimed water- Bay Creek	125,000
Surplus RCS Water- Bayside	-
Repairs and maintenance - parts	35,000
Parts replacement for vehicles and equipment.	
Insurance	19,480
Insurance costs for automobiles, property and workers' compensation.	
Meter costs	7,500
Costs associates with installation of single family residential meters. Revenue to support these costs come directly from the meter fee assessed at the time of the application to connect to the system	
Other contractual services	45,000
The District contractors with a qualified provider for services related to plant meters and equipment.	
Electricity	115,000
Cost of electricity for operation of Districts' well fields and high service pump.	
Pumps & machinery	120,000
Repairs and maintenance for the irrigation supply system, including main line, valves and well repairs.	
Depreciation	58,512
The District's capital assets that relate to the irrigation funds are depreciated by the straight line method over their estimated useful lives.	
Total expenditures	<u><u>\$ 912,863</u></u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	\$ 254,322				\$ 254,305		
Allowable discounts (4%)	(10,181)				(10,172)		
Assessment levy - net	244,141	\$ 234,924	\$ 9,217	\$ 244,141	244,133	0%	0%
Irrigation revenue	325,000	149,498	173,949	323,447	325,000	0%	0%
Miscellaneous/interest	50,000	-	20,000	20,000	30,000	-40%	33%
Total revenues	619,141	384,422	203,166	587,588	599,133	-3%	2%
OPERATING EXPENSES							
Professional fees							
Supervisors**	3,230	1,292	1,911	3,203	3,230	0%	1%
Engineering	3,750	1,916	3,287	5,203	3,750	0%	-39%
Legal	4,500	1,236	1,828	3,064	4,500	0%	32%
Audit**	2,500	1,063	1,437	2,500	2,500	0%	0%
Management	12,800	6,400	6,147	12,547	13,056	2%	4%
Accounting & payroll	4,200	2,100	2,100	4,200	4,200	0%	0%
Computer services	1,260	939	321	1,260	1,260	0%	0%
Utility billing	33,000	16,392	15,053	31,445	33,000	0%	5%
Telephone	233	117	117	234	233	0%	0%
Postage & reproduction	338	224	191	415	338	0%	-23%
Printing and binding	1,229	615	614	1,229	1,229	0%	0%
Legal notices and communications	281	93	239	332	281	0%	-18%
Office supplies	188	167	149	316	188	0%	-68%
Subscription and memberships	65	66	-	66	65	0%	-2%
ADA website compliance	110	39	-	39	110	0%	65%
Insurance**	3,364	3,400	-	3,400	3,570	6%	5%
Miscellaneous	1,313	3,174	-	3,174	1,313	0%	-142%
Total professional fees	72,361	39,233	33,394	72,627	72,823	1%	0%
Field management fees							
Other contractual services	9,450	4,725	4,725	9,450	9,450	0%	0%
Total field management fees	9,450	4,725	4,725	9,450	9,450	0%	0%
Water management services							
NPDES program	1,376	154	689	843	1,376	0%	39%
Other contractual services: lakes	75,694	41,094	29,885	70,979	75,694	0%	6%
Other contractual services: wetlands	19,268	9,132	5,420	14,552	19,268	0%	24%
Other contractual services: culverts/drain:	16,515	6,592	8,678	15,270	22,020	33%	31%
Other contractual services: lake health	2,753	230	1,232	1,462	2,753	0%	47%
Aquascaping	8,258	-	8,258	8,258	8,258	0%	0%
Capital outlay	4,129	-	-	-	4,129	0%	100%
Repairs and maintenance (aerators)*	4,129	3,352	-	3,352	4,129	0%	19%
Total water management services	132,122	60,554	54,162	114,716	137,627	4%	17%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	5,505	-	1,835	1,835	5,505	0%	67%
Total landscape services	5,505	-	1,835	1,835	5,505	0%	67%
Roadway Services							
Personnel	3,716	794	1,269	2,063	3,716	0%	44%
Repairs and maintenance - parts	2,753	-	1,705	1,705	2,753	0%	38%
Insurance	2,250	1,445	-	1,445	2,250	0%	36%
Total Roadway Services	8,719	2,239	2,974	5,213	8,719	0%	40%
Irrigation services							
Personnel	50,250	21,479	22,500	43,979	51,758	3%	15%
Fuel	-	-	-	-	-	N/A	N/A
Reclaimed water- Bay Creek	-	-	-	-	-	N/A	N/A
Surplus RCS Water- Bayside	-	-	-	-	-	N/A	N/A
Repairs and maintenance - parts	18,750	15,705	11,250	26,955	26,250	40%	-3%
Insurance	14,610	12,211	-	12,211	14,610	0%	16%
Meter costs	5,625	4,345	1,875	6,220	5,625	0%	-11%
Other contractual services	6,750	3,488	3,375	6,863	33,750	400%	80%
Electricity	67,500	44,638	45,000	89,638	86,250	28%	-4%
Pumps & machinery	56,250	73,471	15,000	88,471	90,000	60%	2%
Depreciation	45,000	21,756	21,942	43,698	43,884	-2%	0%
Total irrigation services	264,735	197,093	164,921	362,014	352,127	33%	-3%
Total operating expenses	492,892	303,844	260,176	564,020	586,251	19%	4%
Operating income/loss	126,249	80,578	(57,010)	23,568	12,882	-90%	-83%
Nonoperating revenues/(expenses)							
Interest income	375	16,687	-	16,687	375	0%	-4350%
Miscellaneous income roof replacement	-	22,704	-	22,704	-		
Total nonoperating revenues/(expenses)	375	39,391	-	39,391	375	0%	-10404%
Change in net assets	126,624	119,969	(57,010)	62,959	13,257		
Total net assets - beginning (unaudited)	1,578,914	1,605,946	1,725,915	1,605,946	1,668,905		
Total net assets - ending (projected)	<u>\$1,705,538</u>	<u>\$1,725,915</u>	<u>\$1,668,905</u>	<u>\$1,668,905</u>	<u>\$1,682,162</u>		

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

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	\$ 84,836				\$ 143,488		
Allowable discounts (4%)*	(3,394)				(5,740)		
Assessment levy - net	81,442	\$82,782	\$ -	\$ 82,782	137,748	69%	40%
Irrigation revenue	259,000	82,539	138,624	221,163	225,000	-13%	2%
Miscellaneous/interest	700	-	301	301	700	0%	57%
Total revenues	341,142	165,321	138,925	304,246	363,448	7%	16%
OPERATING EXPENSES							
Professional fees							
Supervisors**	3,230	1,292	1,911	3,203	3,230	0%	1%
Engineering	1,250	639	1,096	1,735	1,250	0%	-39%
Legal	1,500	412	609	1,021	1,500	0%	32%
Audit**	2,500	1,063	1,437	2,500	2,500	0%	0%
Management	4,267	2,133	2,049	4,182	4,352	2%	4%
Accounting & payroll	1,400	700	700	1,400	1,400	0%	0%
Computer services	420	313	107	420	420	0%	0%
Utility billing	11,000	5,464	5,018	10,482	11,000	0%	5%
Telephone	78	39	39	78	78	0%	0%
Postage & reproduction	113	75	64	139	113	0%	-23%
Printing and binding	410	205	205	410	410	0%	0%
Legal notices and communications	94	31	80	111	94	0%	-18%
Office supplies	63	56	50	106	63	0%	-68%
Subscription and memberships	22	22	-	22	22	0%	0%
ADA website compliance	37	13	-	13	37	0%	65%
Insurance**	3,364	3,400	-	3,400	3,570	6%	5%
Miscellaneous	438	400	-	400	438	0%	9%
Total professional fees	30,186	16,257	13,365	29,622	30,477	1%	3%
Field management fees							
Other contractual services	3,150	1,575	1,575	3,150	3,150	0%	0%
Total field management fees	3,150	1,575	1,575	3,150	3,150	0%	0%
Water management services							
NPDES program	459	51	230	281	459	0%	39%
Other contractual services: lakes	25,231	13,698	9,962	23,660	25,231	0%	6%
Other contractual services: wetlands	6,423	3,044	1,807	4,851	6,423	0%	24%
Other contractual services: culverts/drains	5,505	2,197	2,893	5,090	7,340	33%	31%
Other contractual services: lake health	918	77	411	488	918	0%	47%
Aquascaping	2,753	-	2,753	2,753	2,753	0%	0%
Capital outlay	1,376	-	-	-	1,376	0%	100%
Repairs and maintenance (aerators)*	1,376	1,117	-	1,117	1,376	0%	19%
Total water management services	44,041	20,184	18,056	38,240	45,876	4%	17%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	1,835	-	612	612	1,835	0%	67%
Total landscape services	1,835	-	612	612	1,835	0%	67%
Roadway Services							
Personnel	1,239	264	423	687	1,239	0%	45%
Repairs and maintenance - parts	918	-	568	568	918	0%	38%
Insurance	750	481	-	481	750	0%	36%
Total Roadway Services	2,907	745	991	1,736	2,907	0%	40%
Irrigation services							
Personnel	16,750	7,159	7,500	14,659	17,253	3%	15%
Reclaimed water- Bay Creek	100,000	43,690	70,000	113,690	125,000	25%	9%
Surplus RCS Water- Bayside	-	-	-	-	-	N/A	N/A
Repairs and maintenance - parts	6,250	5,237	3,750	8,987	8,750	40%	-3%
Insurance	4,870	4,070	-	4,070	4,870	0%	16%
Meter costs	1,875	1,448	625	2,073	1,875	0%	-11%
Other contractual services	2,250	1,163	1,125	2,288	11,250	400%	80%
Electricity	22,500	14,879	15,000	29,879	28,750	28%	-4%
Pumps & machinery	18,750	24,491	5,000	29,491	30,000	60%	2%
Depreciation	15,000	7,500	7,314	14,814	14,628	-2%	-1%
Total irrigation services	188,245	109,637	124,974	234,611	242,376	29%	3%
Total operating expenses	270,364	148,398	158,961	307,359	326,621	21%	6%
Operating income/loss	70,778	16,923	(20,036)	(3,113)	36,827	-48%	108%
Nonoperating revenues/(expenses)							
Interest income	125	160	-	160	125	0%	-28%
Miscellaneous income roof replacement	-	7,568	-	7,568	-		
Total nonoperating revenues/(expenses)	825	7,728	-	7,728	125	-85%	-6082%
Change in net assets	71,603	24,651	(20,036)	4,615	36,952		
Total net assets - beginning (unaudited)	11,071	899	25,550	899	5,514		
Total net assets - ending (projected)	<u>\$ 82,674</u>	<u>\$25,550</u>	<u>\$ 5,514</u>	<u>\$ 5,514</u>	<u>\$ 42,466</u>		

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

**Bayside
Improvement Community Development District**

*****PRELIMINARY*****

Lee County

2025 - 2026 Assessments			General Fund	O&M Assessment Colony Fund	Enterprise Fund	Total Assessment	Change vs. Prior Year	
							\$	%
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$	163.90	\$ -	\$ 79.61	\$ 243.51	\$ 14.36	6%
Bayside Neighborhoods	Full Assessment	\$	728.03	\$ -	\$ 79.61	\$ 807.64	\$ 25.12	3%
Bayside Neighborhoods	Common and Administration	\$	289.74	\$ -	\$ 79.61	\$ 369.35	\$ 15.73	4%
The Colony Neighborhoods	Full Assessment	\$	728.03	\$ 762.63	\$ 79.61	\$ 1,570.27	\$ 12.70	1%
The Colony Neighborhoods	Common and Administration	\$	289.74	\$ 762.63	\$ 79.61	\$ 1,131.98	\$ 3.31	0%

2024 - 2025 Assessments			General Fund	O&M Assessment Colony Fund	Enterprise Fund	Total Assessment		
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$	149.53	\$ -	\$ 79.62	\$ 229.15		
Bayside Neighborhoods	Full Assessment	\$	702.90	\$ -	\$ 79.62	\$ 782.52		
Bayside Neighborhoods	Common and Administration	\$	274.00	\$ -	\$ 79.62	\$ 353.62		
The Colony Neighborhoods	Full Assessment	\$	702.90	\$ 775.05	\$ 79.62	\$ 1,557.57		
The Colony Neighborhoods	Common and Administration	\$	274.00	\$ 775.05	\$ 79.62	\$ 1,128.67		

**Bay Creek
Community Development District
2025-2026 Assessments**

*****PRELIMINARY*****

Residential Neighborhoods (per unit)	O&M Assessment			Change Vs. Prior	
	General Fund	Enterprise Fund	Total Assessment	\$	%
Ascot	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Pinewater Place	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Bay Creek	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
The Ridge	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Bay Creek (phase 2)	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Baycrest Villas	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Costa Del Sol	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
The Cottages	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Southbridge	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Creekside Crossing	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
The Point	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Commercial & Golf Course					
Pelican's Nest Golf Course	\$ 38,858.49	\$ 6,559.74	\$ 45,418.23	\$ 3,717.72	8%
US 41 Commercial Parcels	\$ 1,973.14	\$ 1,879.47	\$ 3,852.61	\$ 860.98	22%

Fiscal year 2024 - 2025 Assessments:	SF	\$ 657.32	\$ 103.56	\$ 760.88
	MF	\$ 657.32	\$ 103.56	\$ 760.88
	GC	\$ 37,822.19	\$ 3,878.32	\$ 41,700.51
	COMM	\$ 1,880.43	\$ 1,110.45	\$ 2,991.63

NOTE: ENTERPRISE FUND ASSESSMENTS APPLY TO ALL ASSESSABLE UNITS INCLUDING 37.45 PNGC UNITS

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2026

Parcel	Classification	2025 Units	2026 Units
Single-Family			
Unit 1- Pennyroyal	SF	43	43
Unit 2- Goldcrest	SF	42	42
Unit 3- Lakemont	SF	101	101
Unit 4 - Lakemont	SF	42	42
Unit 6- Bay Cedar I	SF	30	30
Unit 7- The Capri	SF	63	63
Unit 8- Longlake	SF	39	39
Unit 9- Lakemont	SF	22	22
Unit 10 -Longlake	SF	64	64
Unit 11- Longlake	SF	33	33
Unit 12- Longlake	SF	11	11
Unit 13- Longlake Village	SF	56	56
Unit 15- Bay Cedar II	SF	36	36
Unit 19- Heron Point	SF	23	23
Coventry	SF	8	8
Sub-total		613	613
Multi-Family			
Lakemont Cove	MF	124	124
Cypress Island	MF	68	68
Palm Colony	MF	120	120
Sandpiper Isles	MF	100	100
Sandpiper Greens	MF	48	48
Mystic Ridge	MF	46	46
Sawgrass Point	MF	124	124
The Reserve	MF	60	60
Southbridge	MF	34	34
Sub-total		724	724

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2026

Parcel	Classification	2025 Units	2026 Units
Commercial			
Parcel F/B	COM	35.26	35.26
PNGC Golf Maintenance Facility	COM	12.54	12.54
PCGC Golf Maintenance Facility	COM	15.67	15.67
PNGC Clubhouse	COM	32.14	32.14
PCGC Clubhouse	COM	31.63	31.63
	Sub-total	127.24	127.24
Golf Course			
Pelican's Nest	GC	220.08	220.08
Pelican Colony	GC	145.85	145.85
	Sub-total	365.93	365.93
LaScala (Baywinds addition)	MF	64	64
Palermo (Baywinds addition)	MF	71	71
		135	135
Total Full Assessment Units (non-bonded area)		1965.17	1965.17

Single Family

Waterside	SF	46	46
Messina Ct.	SF	6	6
Sanctuary	SF	52	52
Addison Place	SF	28	28
Tuscany Isles	SF	40	40
Bellagio	SF	26	26
	Sub-total	198	198

Multi-Family

Heron Cove	MF	22	22
Heron Glen	MF	15	15
Las Palmas	MF	49	49
Merano	MF	100	100
Sorento	MF	72	72
Treviso	MF	76	76
Villa Trevi	MF	5	5
Villa @ Castella	MF	24	24
Casa @ Castella	MF	24	24
Mansions @ Castella	MF	24	24
Florenzia	MF	116	116
Navona	MF	100	100
Terzetto Phase I	MF	30	30
Terzetto Phase II	MF	39	39
Ponza (former Pelican Landing Res)	MF	13	13
Cielo	MF	96	96
Altaira	MF	75	75
	Sub-total	880	880

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2026

Parcel	Classification	2025 Units	2026 Units
Commercial			
Tract B Walden Center	COM	37.70	37.70
Tides Condo (f/k/a Villas at P.L. Apartments)	COM	280	280
Tract I	COM	6.61	6.61
Coconut Square, Lot 1	COM	8.0995	8.0995
Coconut Square, Lot 2	COM	5.8586	5.8586
Coconut Square, Lot 3	COM	5.7240	5.7240
Coconut Square, Lot 4	COM	5.8184	5.8184
Coconut Square, Lot 5	COM	15.1479	15.1479
Colony Sales Office	COM	1	1
North building	COM	11.0780	11.0780
South building	COM	11.0781	11.0781
Tract E	COM	7.19	7.19
Hyatt	COM	92.63	92.63
	Sub-total	487.93	487.93
Total Full Assessment Units (bond series 1996 area)		1565.93	1565.93
Total Full Assessment Units		3531.10	3531.10
FUTURE UNITS			
Reduced Services			
Elks Lodge	non-profit	6.57	6.57
	Sub-total	6.57	6.57
Multi-Family			
Colony VIII (5630)	MF	75	75
Colony IX (5640)	MF	75	75
	Sub-total	150	150
Total Future Limited Service Assessment Units		156.57	156.57
Grand Total of Bayside Assessable Units		3687.67	3687.67

4,526.94

BAYCREEK COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS
Fiscal Year 2026

Residential Units	type	acres	Units	GF 101 O & M ERU's	GF 003 O & M ERU's
Single Family					
Ascot	SF		48		
Pinewater Place	SF		44		
			92	92	92
Estate Single Family					
Unit 16 Bay Creek	ESF		20		
Unit 17 The Ridge	ESF		43		
Unit 17 addition The Ridge	ESF		2		
Bay Creek Phase 2	ESF		15		
Total Estate Single Family			80	80	80
Multi Family					
Baycrest Villas	MF		90		
Costa Del Sol	MF		62		
Unit 18 The Cottages	MF		41		
Southbridge	MF		132		
Creskide Crossing	MF		114		
The Point	MF		160		
Total Multi Family			599	599	599
Total Residential			771	771	771
Commercial & Golf Course					
US 41 Commercial	COM	1.85		10.73	0
Pelican's Nest Golf Course	GOLF	57.54		57.54	0
Total Commercial		59.39		68.27	0
Total O & M Units			839.27	771.00	

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2026**

	2025 Units	2026 Units
Unit 1- Pennyroyal	43.00	43.00
Unit 2- Goldcrest	42.00	42.00
Unit 3- Lakemont	101.00	101.00
Unit 4 - Lakemont	42.00	42.00
Unit 6- Bay Cedar I	30.00	30.00
Unit 7- The Capri	63.00	63.00
Unit 8- Longlake	39.00	39.00
Unit 9- Lakemont	22.00	22.00
Unit 10 -Longlake	64.00	64.00
Unit 11- Longlake	33.00	33.00
Unit 12- Longlake	11.00	11.00
Unit 13- Longlake Village	56.00	56.00
Unit 15- Bay Cedar II	36.00	36.00
Unit 19- Heron Point	23.00	23.00
Coventry	8.00	8.00
Lakemont Cove	124.00	124.00
Cypress Island	68.00	68.00
Palm Colony	120.00	120.00
Sandpiper Isles	100.00	100.00
Sandpiper Greens	48.00	48.00
Mystic Ridge	46.00	46.00
Sawgrass Point	124.00	124.00
The Reserve	60.00	60.00
Southbridge	34.00	34.00
LaScala (Baywinds addition)	64.00	64.00
Palermo (Baywinds addition)	71.00	71.00
Waterside	46.00	46.00
Messina Ct.	6.00	6.00
Sanctuary	52.00	52.00
Addison Place	28.00	28.00
Tuscany Isles	40.00	40.00
Bellagio	26.00	26.00
Heron Cove	22.00	22.00
Heron Glen	15.00	15.00
Las Palmas	49.00	49.00
Merano	100.00	100.00
Sorrento	72.00	72.00
Treviso (Colony II)	76.00	76.00
Villa Trevi	5.00	5.00
Villa @ Castella	24.00	24.00
Casa @ Castella	24.00	24.00
Mansions @ Castella	24.00	24.00
Florenca (Colony III-5610)	116.00	116.00
Navona	100.00	100.00
Tezetto Phase I	30.00	30.00

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2026**

	2025 Units	2026 Units
Tezetto Phase II	39.00	39.00
Altaira Colony IV (5620)	75.00	75.00
Cielo Colony V (5450)	96.00	96.00
Colony VIII (5630)	75.00	75.00
Colony IX (5640)	75.00	75.00
Ponza (former Pelican Landing Residential Assoc)	13.00	13.00
Parcel F/B	35.26	35.26
PNGC Clubhouse	32.14	32.14
PCGC Clubhouse	31.63	31.63
Walden Center	37.70	37.70
Tides	280.00	280.00
Tract I	6.61	6.61
Coconut Square Lot 1	8.10	8.10
Coconut Square Lot 2	5.86	5.86
Coconut Square Lot 3	5.72	5.72
Coconut Square Lot 4	5.82	5.82
Coconut Square Lot 5	15.15	15.15
Colony Sales Office	1.00	1.00
North Building	11.08	11.08
South Building	11.08	11.08
Tract E WCI Site	7.19	7.19
Bayside	3,194.34	3,194.34
Ascot	48.00	48.00
Pinewater Place	44.00	44.00
Unit 16 Bay Creek	20.00	20.00
Unit 17 The Ridge	43.00	43.00
Unit 17 addition The Ridge	2.00	2.00
Bay Creek Phase 2	15.00	15.00
Baycrest Villas	90.00	90.00
Costa Del Sol	62.00	62.00
Unit 18 The Cottages	41.00	41.00
Southbridge	132.00	132.00
Creekside Crossing	114.00	114.00
The Point	160.00	160.00
Commercial	10.73	10.73
PN Golf Club	37.45	37.45
Bay Creek	819.18	819.18
Total Enterprise Fund	4,013.52	4,013.52

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

7A

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Bayside Improvement Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 25, 2025

HOUR: 2:00 p.m.

LOCATION: Pelican Landing Community Center
24501 Walden Center Drive
Bonita Springs, Florida 34134

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2025.

ATTEST:

**BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

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

7B

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Bay Creek Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 25, 2025

HOUR: 2:00 p.m.

LOCATION: Pelican Landing Community Center
24501 Walden Center Drive
Bonita Springs, Florida 34134

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2025.

ATTEST:

**BAY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

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

8A

RESOLUTION 2025-03

**A RESOLUTION OF THE BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR JOINT REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Bayside Improvement Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of May, 2025.

Attest:

**BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 JOINT MEETING SCHEDULE		
LOCATION		
<i>Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2025	Regular Meeting	2:00 PM
December 8, 2025*	Regular Meeting	2:00 PM
January 26, 2026	Regular Meeting	2:00 PM
February 23, 2026	Regular Meeting	2:00 PM
March 23, 2026	Regular Meeting	2:00 PM
April 27, 2026	Regular Meeting	2:00 PM
May 18, 2026**	Regular Meeting	2:00 PM
June 22, 2026	Regular Meeting	2:00 PM
July 17, 2026	Budget Workshop	9:00 AM
July 27, 2026	Regular Meeting	2:00 PM
August 24, 2026	Regular Meeting	2:00 PM
September 28, 2026	Regular Meeting	2:00 PM

Exceptions

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

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

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

8B

RESOLUTION 2025-05

**A RESOLUTION OF THE BAY CREEK COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR
JOINT REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF
THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, the Bay Creek Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of May, 2025.

Attest:

**BAY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 JOINT MEETING SCHEDULE		
LOCATION		
<i>Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2025	Regular Meeting	2:00 PM
December 8, 2025*	Regular Meeting	2:00 PM
January 26, 2026	Regular Meeting	2:00 PM
February 23, 2026	Regular Meeting	2:00 PM
March 23, 2026	Regular Meeting	2:00 PM
April 27, 2026	Regular Meeting	2:00 PM
May 18, 2026**	Regular Meeting	2:00 PM
June 22, 2026	Regular Meeting	2:00 PM
July 17, 2026	Budget Workshop	9:00 AM
July 27, 2026	Regular Meeting	2:00 PM
August 24, 2026	Regular Meeting	2:00 PM
September 28, 2026	Regular Meeting	2:00 PM

Exceptions

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

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

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

9



6701 Garden Rd, Suite #1 • Riviera Beach FL 33404
 (561)844-0248 Office • (561) 844-9629 Fax

QUOTATION / PROPOSAL

Date: 5/11/2025
 Quoted By: Andy Nott
 Terms: Net 30 Days
 Estimated Delivery: 2 weeks
 Job : Bayside Baycreek CDD Lake A16
 Quote good for 120 days from date of quotation

Description	Scientific Name	Common Name	Specs	Quantity	Cost Per Plant	TOTAL
Littoral Plantings	Pontederia cordata	Pickereel Weed	B.R.	150	\$1.25	\$ 187.50
				0	\$0.00	\$ -
	Canna flaccida	Yellow Canna	B.R.	120	\$1.25	\$ 150.00
				0	\$0.00	\$ -
				0	\$0.00	\$ -

Total		\$ 337.50
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	90 Day warranty	
--	-----------------	--

 SUPERIOR WATERWAY SERVICES,
 INC.

 CUSTOMER

 DATE



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

10



MRI

UV CIPP Reline Pipe Company, LLC.

5570 Zip Dr., Fort Myers, FL., 33905

Office : 239-984-5241

Certified General Contractor – CGC #1534977

May 6, 2025

Paul Kemp / Chuck Adams

Bayside / Bay Creek CDD

Wrathell, Hunt & Associates, LLC.

220 Bonita Beach Rd., Ste. #2

Bonita Springs, FL 34135

RE: R25-011rev - 5258 Pelican Colony Blvd. 24" Lining

Paul / Chuck,

We are pleased to submit the following proposal to furnish labor, equipment, and material, complete in accordance with information provided by on-site inspection and sink hole repair by our inspection group.

U.V. GRP Lining at Subject Site INCLUDES: (1 Line Segment)

Mobilization & Demobilization

Light Pre Clean & CCTV of 98 LF of 24" RCP Storm Drain for Lining

Line 98 LF of 24-inch RCP Storm Drain w/ 4.375mm Reline America, AlphaLiner 500h

Post Rehabilitation CCTV inspection of 98 LF lined pipe

Manufacturer Design Calculation (PE Design Calculation Excluded)

MOT signs & cones only

Total Price: \$38,969.00



MRI

UV CIPP Reline Pipe Company, LLC.

5570 Zip Dr., Fort Myers, FL., 33905

Office : 239-984-5241

Certified General Contractor – CGC #1534977

***** Assumes access to both ends of pipe to be lined**

***** Unknown obstructions within the pipe to be lined**

***** Non wage scale pay rates**

***** 50% Deposit Required Prior to MRI Ordering Liners**

General Conditions:

1. UV CIPP Reline Pipe Co., LLC. (UCRPC) based its estimate on a normal wall thickness for the AlphaLiner. This is based on the best available information at the time of this estimate. Existing pipe deterioration in excess of the conditions assumed, ground water loads in excess of those assumed, or other loads or conditions may increase the recommended thickness for all or portions of the work. Final recommendations may be submitted to you following the completion of the preliminary TV phase of the project. Stated prices are subject to adjustment if design changes are agreed upon.
 - a. If available, Customer will provide any CCTV taken in areas where proposed work will be done.
 - i. CCTV received prior to preparation of quote (check one)
() yes (X) no
 1. UCRPC Initials BL
 2. Customer's Initials
2. Claims for Changed, Concealed, or Unknown Conditions: If conditions are encountered at the site which are (1) materially changed: (2) subsurface or otherwise concealed physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided herein, the Estimate Price and Time shall be equitably adjusted to address the conditions. If the pipes are not capable of being lined by the CIPP method, UV CIPP Reline Pipe Co., LLC. reserves the right to modify our Estimate. If such a change is required the Owner shall have the right to accept or cancel the order or Contract with reimbursement to UV CIPP Reline Pipe Co., LLC. for the CCTV inspection, mobilization and any other preparatory work performed.
3. Specific service connections will be reconnected only when written directions are received from the Customer. The Customer will indemnify and hold UV CIPP Reline Pipe Co., LLC. harmless from all claims arising from backups and other effects of such actions or inaction's from services not opened at the owner's request. In the event that MRI is unable to locate or reconnect a service lateral internally, the Customer will externally reconnect the service at no cost to UV CIPP Reline Pipe Co., LLC..



MRI

UV CIPP Reline Pipe Company, LLC.

5570 Zip Dr., Fort Myers, FL., 33905

Office : 239-984-5241

Certified General Contractor – CGC #1534977

4. UV CIPP Reline Pipe Co., LLC. shall not be responsible for any inability to perform under this Estimate or for any loss or damage due to delays or disruptions resulting directly or indirectly from, or contributed to by, any act of God, action or omission of Customer, act of Civil or Military Authorities, fire, strike or other labor dispute, accident, flood, adverse weather, war, riot, terrorism, transportation delay, inability to obtain material or fuel supplies, or any other circumstances beyond UV CIPP Reline Pipe Co., LLC.'s reasonable control, whether similar or dissimilar to any of the foregoing. If any of UV CIPP Reline Pipe Co., LLC.'s crews are delayed on site for reasons beyond the control of UV CIPP Reline Pipe Co., LLC. then UV CIPP Reline Pipe Co., LLC.'s standby time will be invoiced to Customer at the hourly rate of \$600 per hour.
5. UV CIPP Reline Pipe CO., LLC. requires adequate lead time (4-5 weeks) from the time this Estimate is signed by the Customer and UV CIPP Reline Pipe Co., LLC receives initial payment to procure materials to complete this job.
6. UV CIPP Reline Pipe Co., LLC. will not be responsible for damage to our liner by others.
7. Estimate is based on the assumption that MRI will have access to all structures necessary to perform lining with all necessary equipment.
8. General Contractor/Owner to provide access for 2-wheel drive box type trucks.
9. No allowance has been made for "out of the norm" safety classes, Finger printing or carding of crews, background checks, etc..
10. All design calculations are good up to and including a depth of 4 vertical feet. Pipes that are greater than 4 vertical feet in depth will require a recalculation design thickness and possible price increase.

Exclusions:

The following items are EXCLUDED from UV CIPP Reline Pipe Co., LLC.'s above Pricing and Scope of Services stated in this Estimate. These items, if necessary, applicable or otherwise required, shall be furnished by the Customer, at the Customer's direction and at no cost to UV CIPP Reline Pipe Co., LLC. or may, upon mutual agreement in writing between UV CIPP Reline Pipe Co., LLC. and Customer, be provided by UV CIPP Reline Pipe CO., LLC. at an additional cost.

1. As-built drawing
2. Permits & fees
3. Performance or Payment Bonds
4. Access Road and or Easement Restoration or site restoration of any kind
5. Temporary and/or permanent seeding
6. Maintenance of Traffic above and beyond Signs & Cones
7. Manhole Rehabilitation
8. External Service connections
9. Point Repairs of any kind



MRI

UV CIPP Reline Pipe Company, LLC.

5570 Zip Dr., Fort Myers, FL., 33905

Office : 239-984-5241

Certified General Contractor – CGC #1534977

10. Safety fence
11. By-pass pumping
12. Removal or disposal of any hazardous or toxic materials encountered during the project
13. Holiday work, rushed delivery or adverse weather work
14. State and local sales and/or use taxes
15. Excavation beyond specified scope
16. Chemical grout applications
17. Access and use of fire hydrants and/or sufficient water supply (within reasonable distance of the installation site) to complete flushing/cleaning of lines
18. Landscaping – Tree removal or replanting or stabilization

Acceptance:

This Estimate may be withdrawn if not accepted within 30 days.

This Estimate may be withdrawn if not approved by our credit department. As a condition of credit approval, we must be provided with the name and address of the Owner and Bonding Company with a legal description of the property.

This Estimate is to be included in and become an integral part of any formal contract agreement. The terms and conditions of this Estimate take precedence over other terms and conditions unless agreed otherwise.

If the above meets with your approval, please sign and return a copy of this Estimate to the attention of Brian Lippy, Director of Business Development. We will sign and send back a fully executed copy for your files.

SUBCONTRACTOR or CONTRACTOR:

By: _____

Title: _____

Date: _____



MRI

UV CIPP Reline Pipe Company, LLC.

5570 Zip Dr., Fort Myers, FL., 33905

Office : 239-984-5241

Certified General Contractor – CGC #1534977

CONTRACTOR or OWNER:

BY: _____

Title: _____

Date: _____



MRI Construction, Inc.

5570 Zip Dr., Fort Myers, FL., 33905

Office: 239-984-5241

Certified General Contractor – CGC #1507963

5/6/2025

Paul Kemp / Chuck Adams

Bayside / Baycreek CDD

Wrathell, Hunt & Associates, LLC.

220 Bonita Beach Rd., Ste #2

Bonita Springs, FL 34135

Project: #Co018-25 Pipe Repair

Address: 5258 Pelican Colony Blvd.

Gentlemen,

We are pleased to submit the following proposal to furnish labor, equipment, and material, complete in accordance with our previous filed repair to the roadway via the sink hole and our crew observation.

Remove & Repair of 24” RCP Storm Drain in Roadway:

Mobilization & Demobilization

Demolition of Existing Pavement and Concrete Curbing as needed.

Excavate and stockpile subgrade and backfill material for reuse

Demo & Removal +/- 16 LF of damaged 24” RCP Storm Drain

Furnish & Install 16 LF of 24” RCP Class 3 B-Wall Solid Pipe

Furnish & Install Concrete Collar at 1 end for pipe connection to existing pipe run

Furnish & Install +/- 16 LF of Concrete Curbing

Removal and dumping for asphalt and concrete pipe from our work.

Furnish Flaggers and lane closure during our scope of work only

Temporary asphalt road patch in area of this repair.



MRI Construction, Inc.

5570 Zip Dr., Fort Myers, FL., 33905

Office: 239-984-5241

Certified General Contractor – CGC #1507963

- *** Engineered Survey and/or stakeout by others
- *** Geotech / Density / Compaction Testing by others
- *** Permanent Asphalt of any kind by others
- *** 30% Deposit due at signing of proposal/contract

Total: \$49,680.00

General Conditions:

1. Claims for Changed, Concealed, or Unknown Conditions: If conditions are encountered at the site which are (1) materially changed: (2) subsurface or otherwise concealed physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided herein, the proposed Price and Time shall be equitably adjusted to address the conditions. MRI reserves the right to modify our proposal. If such a change is required the Owner shall have the right to accept or cancel the order or Contract with reimbursement to MRI for mobilization and any other preparatory work performed.
2. MRI shall not be responsible for any inability to perform under this Proposal or for any loss or damage due to delays or disruptions resulting directly or indirectly from, or contributed to by, any act of God, action or omission of Customer, act of Civil or Military Authorities, fire, strike or other labor dispute, accident, flood, adverse weather, war, riot, terrorism, transportation delay, inability to obtain material or fuel supplies, or any other circumstances beyond MRI's reasonable control, whether similar or dissimilar to any of the foregoing. If any of MRI's crews are delayed on site for reasons beyond the control of MRI then MRI's standby time will be invoiced to Customer at the hourly rate of \$600 per hour.
3. No allowance has been made for "out of the norm" safety classes, Finger printing or carding of crews, background checks, etc..

Exclusions:

The following items are EXCLUDED from MRI's above Pricing and Scope of Services stated in this Proposal. These items, if necessary, applicable or otherwise required, shall be furnished by the Customer, at the Customer's direction and at no cost to MRI or may, upon mutual agreement in writing between MRI and Customer, be provided by MRI at an additional cost.

1. As-built drawing



MRI Construction, Inc.

5570 Zip Dr., Fort Myers, FL., 33905

Office: 239-984-5241

Certified General Contractor – CGC #1507963

2. Permits & fees
3. Excavation / Grading beyond specified
4. Clearing & Grubbing of any kind
5. Performance or Payment Bonds
6. Access Road and or Easement Restoration or site restoration of any kind
7. Temporary and/or permanent seeding
8. Unknown buried underground obstructions
9. Rock and or Cap Rock excavation
10. Well Points or ground water control
11. Safety fence
12. By-pass pumping
13. Removal or disposal of any hazardous or toxic materials encountered during the project
14. Holiday work, rushed delivery or adverse weather work
15. State and local sales and/or use taxes
16. MOT Plans or permits
17. Access and use of fire hydrants and/or sufficient water supply (within reasonable distance of the installation site) to complete flushing/cleaning of lines
18. Landscaping – Tree removal or replanting or stabilization
19. Permanent Asphalt Roadway Paing
20. Anything not explicitly included is excluded.

Acceptance:

This Proposal may be withdrawn if not accepted within 30 days.

This Proposal may be withdrawn if not approved by our credit department. As a condition of credit approval, we must be provided with the name and address of the Owner and Bonding Company with a legal description of the property.

This Proposal is to be included in and become an integral part of any formal contract agreement. The terms and conditions of this Estimate take precedence over other terms and conditions unless agreed otherwise.

If the above meets with your approval, please sign and return a copy of this Estimate to the attention of Brian Lippy, Director of Business Development. We will sign and send back a fully executed copy of your files.



MRI Construction, Inc.

5570 Zip Dr., Fort Myers, FL., 33905

Office: 239-984-5241

Certified General Contractor – CGC #1507963

SUBCONTRACTOR or CONTRACTOR:

By: _____

Title: _____

Date: _____

CONTRACTOR or OWNER:

BY: _____

Title: _____

Date: _____

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	General Fund		
	General Fund 001 & 101	General Fund 002	Total Governmental Funds
ASSETS			
Cash			
Truist	\$ 509,211	\$ 79,493	\$ 588,704
Truist - Debt Card	7,098	-	7,098
FineMark MM	1	-	1
FineMark ICS	-	6	6
Bank United MM	125,000	5,000	130,000
Bank United ICS *	1,129,207	651,814	1,781,021
Accounts receivable (clearing fund)	55,126	17,011	72,137
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>\$ 1,915,523</u>	<u>\$ 753,879</u>	<u>\$ 2,669,402</u>
LIABILITIES & FUND BALANCES			
Liabilities	-	-	-
Total liabilities	-	-	-
Fund Balances			
Unassigned	1,915,523	753,879	2,669,402
Total fund balances	<u>1,915,523</u>	<u>753,879</u>	<u>2,669,402</u>
Total liabilities and fund balances	<u>\$ 1,915,523</u>	<u>\$ 753,879</u>	<u>\$ 2,669,402</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 APRIL 30, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 55,131	\$ 2,632,729	\$ 2,727,746	97%
Interest	4,859	19,722	79,000	25%
Total revenues	<u>59,990</u>	<u>2,652,451</u>	<u>2,806,746</u>	95%
EXPENDITURES				
Administrative				
Supervisors	-	7,750	19,377	40%
Engineering	2,223	9,890	15,000	66%
Legal	2,370	7,313	18,000	41%
Audit	-	6,376	15,000	43%
Management	3,500	24,500	42,000	58%
Accounting & payroll	1,400	9,799	16,799	58%
Computer services	420	4,178	5,040	83%
Assessment roll preparation* ¹	706	4,945	8,476	58%
Telephone	79	555	950	58%
Postage & reproduction	166	1,061	1,350	79%
Printing & binding	410	2,869	4,918	58%
Legal notices and communications	-	373	1,125	33%
Office supplies	-	669	750	89%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	158	253	62%
Insurance* ¹	-	20,400	21,576	95%
Miscellaneous (bank fees)	222	1,766	5,250	34%
Total administrative	<u>11,496</u>	<u>102,865</u>	<u>176,127</u>	58%
Field management				
Other contractual	3,150	22,049	37,799	58%
Total field management services	<u>3,150</u>	<u>22,049</u>	<u>37,799</u>	58%
Water management				
NPDES program	-	355	3,165	11%
Other contractual services: lakes	14,155	101,758	174,075	58%
Other contractual services: wetlands	-	21,001	44,310	47%
Other contractual services: culverts/drains	3,165	18,325	37,980	48%
Other contractual services: lake health	326	854	6,330	13%
Aquascaping* ¹	-	-	18,990	0%
Capital outlay	-	-	9,495	0%
Repairs and maintenance (aerators)	837	15,446	9,495	163%
Total water management services	<u>18,483</u>	<u>157,739</u>	<u>303,840</u>	52%

**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 APRIL 30, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	5,994	59,502	-	N/A
Electricity	-	31,439	55,000	57%
Contractual services-lightpole	-	-	40,000	0%
Total street lighting services	<u>5,994</u>	<u>90,941</u>	<u>95,000</u>	96%
Landscaping				
Supervisor	6,647	49,756	125,000	40%
Personnel services	89,744	697,356	1,235,000	56%
Capital outlay	-	7,953	60,000	13%
Fuel	2,284	14,527	25,000	58%
Repairs and maintenance (parts)	3,264	13,776	40,000	34%
Insurance* ¹	-	22,649	24,608	92%
Minor operating equipment	981	12,457	20,000	62%
Horticulture dumpster	7,603	53,800	65,000	83%
Employee uniforms	1,603	10,081	29,000	35%
Chemicals	160	36,973	68,000	54%
Flower program* ²	30,264	102,858	130,000	79%
Mulch program* ²	-	78,941	83,000	95%
Plant replacement program* ²	390	24,946	45,000	55%
Other contractual - tree trimming* ¹	250	35,156	12,660	278%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	-	33	1,500	2%
Maintenance tracking software	-	3,420	11,886	29%
Unbudgeted contractual services	-	81,215	82,000	99%
Fountain maintenance	157	1,085	18,114	6%
Office operations	2,443	15,604	25,000	62%
Office operations - capital outlay	22,931	40,473	-	N/A
Monument maintenance	7,295	7,295	15,000	49%
Total landscaping services	<u>176,016</u>	<u>1,310,354</u>	<u>2,117,768</u>	62%
Roadway				
Personnel	497	3,960	7,700	51%
Repairs and maintenance - parts	127	155	4,500	3%
Insurance	-	2,484	2,501	99%
Total roadway services	<u>624</u>	<u>6,599</u>	<u>14,701</u>	45%

**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 APRIL 30, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Parks & recreation				
Utilities	770	6,153	11,000	56%
Operating supplies	29	1,141	1,500	76%
Total parks & recreation	<u>799</u>	<u>7,294</u>	<u>12,500</u>	58%
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>216,562</u>	<u>1,708,264</u>	<u>2,766,718</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	(156,572)	944,187	40,028	
Fund balances - beginning	<u>2,072,095</u>	<u>971,336</u>	<u>1,040,433</u>	
Fund balances - ending	<u>\$ 1,915,523</u>	<u>\$ 1,915,523</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
APRIL 30, 2025**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 241,586	\$ -	\$ 241,586
SunTrust	197,833	60,833	258,666
Bank United MM	80,000	2,000	82,000
Bank United ICS *	932,935	8,484	941,419
Accounts receivable (customers)	5,356	-	5,356
Due from Bayside general fund 001	-	7,568	7,568
Accounts receivable (clearing fund)	4,432	2,686	7,118
WC deposit	104	35	139
Total current assets	<u>1,462,246</u>	<u>81,606</u>	<u>1,543,852</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	(1,652,938)	(572,646)	(2,225,584)
Total capital assets, net of accumulated depreciation	<u>316,021</u>	<u>48,875</u>	<u>364,896</u>
Total noncurrent assets	<u>316,021</u>	<u>48,875</u>	<u>364,896</u>
Total assets	<u>1,778,267</u>	<u>130,481</u>	<u>1,908,748</u>
LIABILITIES			
Current liabilities:			
Unearned revenue	-	6,424	6,424
Customer deposits	48,104	12,154	60,258
Due to Bay Creek general fund 101	-	87,819	87,819
Due to Bay Creek enterprise fund 451	7,568	-	7,568
Total current liabilities	<u>55,672</u>	<u>106,397</u>	<u>162,069</u>
NET POSITION			
Net investment in capital assets	316,021	48,875	364,896
Unrestricted	1,406,574	(24,791)	1,381,783
Total net position	<u>\$ 1,722,595</u>	<u>\$ 24,084</u>	<u>\$ 1,746,679</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 APRIL 30, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ 7,118	\$ 324,823	\$ 325,583	100%
Irrigation	36,630	268,667	584,000	46%
Total operating revenues	<u>43,748</u>	<u>593,490</u>	<u>909,583</u>	65%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	-	2,584	6,459	40%
Engineering fees	741	3,296	5,000	66%
Legal	790	2,437	6,000	41%
Audit	-	2,126	5,000	43%
Management	1,423	9,956	17,066	58%
Accounting & payroll	467	3,267	5,600	58%
Computer services	140	1,392	1,680	83%
Utility billing	8,075	29,931	44,000	68%
Telephone	25	181	311	58%
Postage & reproduction	56	353	450	78%
Printing and binding	136	956	1,639	58%
Legal notices and communications	-	124	375	33%
Office supplies	-	223	251	89%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	52	147	35%
Insurance* ¹	-	6,800	6,728	101%
Miscellaneous	278	3,878	1,750	222%
Total administrative services	<u>12,131</u>	<u>67,644</u>	<u>102,543</u>	66%
Field management services				
Other contractual services	1,051	7,351	12,600	58%
Total field management services	<u>1,051</u>	<u>7,351</u>	<u>12,600</u>	58%
Water management services				
NPDES program	-	205	1,835	11%
Other contractual services: lakes	8,207	62,999	100,925	62%
Other contractual services: wetlands	-	12,176	25,691	47%
Other contractual services: culverts/drains	1,835	10,625	22,020	48%
Other contractual services: lake health	189	495	3,670	13%
Aquascaping* ¹	-	-	11,010	0%
Capital outlay	-	-	5,505	0%
Repairs and maintenance (aerators)*	485	4,953	5,505	90%
Total water management services	<u>10,716</u>	<u>91,453</u>	<u>176,161</u>	52%

**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 APRIL 30, 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	160	1,217	4,955	25%
Repairs and maintenance - parts	73	89	3,671	2%
Insurance	21	1,946	2,999	65%
Total irrigation supply services	254	3,252	11,625	28%
Irrigation supply services				
Personnel	4,349	32,988	67,000	49%
Reclaimed water	8,090	51,780	100,000	52%
Repairs and maintenance - parts	2,775	23,715	25,000	95%
Insurance* ¹	-	16,281	19,480	84%
Meter costs	4,157	10,311	7,500	137%
Other contractual services	800	5,451	9,000	61%
Electricity	-	59,517	90,000	66%
Pumps & machinery	2,337	100,303	75,000	134%
Depreciation	4,876	34,132	60,000	57%
Total irrigation supply services	27,384	334,478	452,980	74%
Total operating expenses	51,536	504,178	763,249	66%
Operating income/(loss)	(7,788)	89,312	146,334	
Nonoperating revenues/(expenses):				
Interest income	3,403	20,250	500	4050%
Miscellaneous income	-	-	50,700	0%
Miscellaneous income roof replacement	-	30,272	-	N/A
Total nonoperating revenues	3,403	50,522	51,200	99%
Change in net position	(4,385)	139,834	197,534	
Total net position - beginning	1,751,064	1,606,845	1,589,985	
Total net position - ending	<u>\$ 1,746,679</u>	<u>\$ 1,746,679</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
APRIL 30, 2025**

	General Fund		
		The	Total
	001	Colony 002	Governmental Funds
ASSETS			
Cash			
Truist	\$ 459,035	\$ 79,493	\$ 538,528
Truist - debit card	7,098	-	7,098
FineMark ICS	-	6	6
Bank United ICS *	755,691	651,814	1,407,505
Bank United MM	100,000	5,000	105,000
Accounts receivable (clearing fund)	39,288	17,011	56,299
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 1,362,829</u>	<u>\$ 753,879</u>	<u>\$ 2,116,708</u>
LIABILITIES & FUND BALANCES			
Liabilities	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances			
Unassigned	<u>1,362,829</u>	<u>753,879</u>	<u>2,116,708</u>
Total fund balances	<u>1,362,829</u>	<u>753,879</u>	<u>2,116,708</u>
Total liabilities and fund balances	<u>\$ 1,362,829</u>	<u>\$ 753,879</u>	<u>\$ 2,116,708</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 39,292	\$ 2,127,336	\$ 2,188,681	97%
Interest	3,744	13,859	67,000	21%
Total revenue	<u>43,036</u>	<u>2,141,195</u>	<u>2,255,681</u>	95%
EXPENDITURES				
Administration services				
Supervisors	-	3,875	9,689	40%
Engineering	1,804	8,025	12,171	66%
Legal	1,923	5,934	14,605	41%
Audit	-	3,188	7,500	43%
Management	2,840	19,879	34,079	58%
Accounting & payroll	1,136	7,951	13,631	58%
Computer services	341	3,390	4,089	83%
Assessment roll preparation* ¹	573	4,012	6,877	58%
Telephone	64	450	771	58%
Postage & reproduction	135	861	1,095	79%
Printing & binding	333	2,328	3,990	58%
Legal notices and communications	-	303	913	33%
Office supplies	-	543	609	89%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	128	205	62%
Insurance* ¹	-	10,200	10,788	95%
Miscellaneous (bank fees)	138	1,260	4,260	30%
Total administration services	<u>9,287</u>	<u>72,540</u>	<u>125,485</u>	58%
Field management				
Other contractual services	<u>2,556</u>	<u>17,891</u>	<u>30,670</u>	58%
Total field management services	<u>2,556</u>	<u>17,891</u>	<u>30,670</u>	58%
Water management				
NPDES program	-	288	2,568	11%
Other contractual services: lakes	11,485	81,265	141,244	58%
Other contractual services: wetlands	-	17,040	35,953	47%
Other contractual service: culverts/drains	2,568	14,869	30,817	48%
Other contractual services: lake health	265	693	5,136	13%
Aquascaping* ¹	-	-	15,408	0%
Capital outlay	-	-	7,704	0%
Repairs and maintenance (aerators)	679	13,834	7,704	180%
Total water management services	<u>14,997</u>	<u>127,989</u>	<u>246,534</u>	52%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	4,864	48,280	-	N/A
Electricity	-	25,510	44,627	57%
Contractual services-lightpole	-	-	32,456	0%
Total street lighting services	<u>4,864</u>	<u>73,790</u>	<u>77,083</u>	96%
Landscaping				
Supervisor	5,393	40,368	101,425	40%
Personnel	72,807	565,746	1,002,079	56%
Capital outlay	-	6,453	48,684	13%
Fuel	1,853	11,787	20,285	58%
Repairs & maintenance (parts)	2,648	11,178	32,456	34%
Insurance* ¹	-	18,339	19,967	92%
Minor operating equipment	796	10,108	16,228	62%
Horticultural dumpster	6,170	43,653	52,741	83%
Employee uniforms	1,301	8,180	23,531	35%
Chemicals	130	30,000	55,175	54%
Flower program* ²	24,556	83,459	105,482	79%
Mulch program* ²	-	64,053	67,346	95%
Plant replacement program* ²	316	20,387	36,513	56%
Other contractual - tree trimming* ¹	203	28,379	10,272	276%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	-	27	1,217	2%
Maintenance tracking software	-	2,775	8,114	34%
Contractual service-palm pruning	-	65,898	66,535	99%
Fountain maintenance	127	880	16,228	5%
Office operations	1,982	12,656	20,285	62%
Office operations - capital outlay	18,604	32,840	-	N/A
Monument maintenance	5,919	5,919	12,171	49%
Total landscaping services	<u>142,805</u>	<u>1,063,085</u>	<u>1,718,357</u>	62%
Roadway services				
Personnel	404	3,213	6,248	51%
Repairs & maintenance - parts	103	126	3,651	3%
Insurance	-	2,011	2,029	99%
Total roadway services	<u>507</u>	<u>5,350</u>	<u>11,928</u>	45%
Parks & recreation				
Utilities	739	5,907	10,560	56%
Operating supplies	28	1,095	1,440	76%
Total parks & recreation	<u>767</u>	<u>7,002</u>	<u>12,000</u>	58%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED APRIL 30, 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	175,783	1,376,494	2,230,681	62%
Excess/(deficiency) of revenues over/(under) expenditures	(132,747)	764,701	25,000	
Fund balances - beginning	1,495,576	598,128	646,347	
Fund balances - ending	<u>\$ 1,362,829</u>	<u>\$ 1,362,829</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 APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 17,011	\$ 918,748	\$ 937,227	98%
Interest & miscellaneous	1,944	5,237	20,000	26%
Total revenues	<u>18,955</u>	<u>923,985</u>	<u>957,227</u>	97%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	5,472	9,380	58%
Computer services	284	1,990	3,411	58%
Assessment roll preparation* ¹	96	671	1,150	58%
Field management	1,184	8,290	14,211	58%
Other current charges	88	549	-	N/A
Total administrative services	<u>2,434</u>	<u>16,972</u>	<u>28,152</u>	60%
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	31,357	240,004	402,000	60%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	-	250	1,500	17%
Other contractual - turf & shrub	7,364	51,546	100,000	52%
Rentals & leases	-	-	20,000	0%
Fuel	-	-	7,500	0%
Repairs & maintenance (parts)	615	7,564	14,000	54%
Insurance* ¹	-	3,693	3,000	123%
Minor operating equipment	-	5,405	-	N/A
Horticulture dumpster	-	10,825	16,000	68%
Miscellaneous equipment	-	-	2,500	0%
Chemicals	-	630	3,500	18%
Flower program* ²	-	58,937	70,000	84%
Mulch program* ²	-	31,492	40,000	79%
Plant replacement program* ²	-	4,674	40,000	12%
Other contractual - tree trimming* ²	600	10,313	12,000	86%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>39,936</u>	<u>425,333</u>	<u>736,500</u>	58%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED APRIL 30, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	<u>1,450</u>	<u>99,923</u>	<u>150,000</u>	67%
Total fountain services	<u>1,450</u>	<u>99,923</u>	<u>150,000</u>	67%
Total expenditures	<u>43,820</u>	<u>542,228</u>	<u>1,046,527</u>	52%
Net increase/(decrease) of fund balance	(24,865)	381,757	(89,300)	
Fund balance - beginning	<u>778,744</u>	<u>372,122</u>	<u>368,526</u>	
Fund balance - ending	<u>\$ 753,879</u>	<u>\$ 753,879</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
APRIL 30, 2025**

	Bayside Improvement Enterprise Fund 401
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 241,586
Truist	197,833
Bank United ICS *	932,935
Bank United MM	80,000
Accounts receivable (customers)	5,356
Accounts receivable (clearing fund)	4,432
WC deposit	104
Total current assets	<u>1,462,246</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,968,959
Less accumulated depreciation	<u>(1,652,938)</u>
Total capital assets, net of accumulated depreciation	<u>316,021</u>
Total noncurrent assets	<u>316,021</u>
Total assets	<u>1,778,267</u>
LIABILITIES	
Current liabilities:	
Customer deposits	48,104
Due to Bay Creek enterprise fund 451	<u>7,568</u>
Total current liabilities	<u>55,672</u>
NET POSITION	
Net investment in capital assets	316,021
Unrestricted	<u>1,406,574</u>
Total net position	<u><u>\$ 1,722,595</u></u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 4,432	\$ 239,355	\$ 244,141	98%
Irrigation	21,678	171,176	325,000	53%
Total operating revenues	<u>26,110</u>	<u>410,531</u>	<u>569,141</u>	72%
Operating expenses				
Administrative services				
Supervisors	-	1,292	3,230	40%
Engineering	556	2,472	3,750	66%
Legal	593	1,828	4,500	41%
Audit	-	1,063	2,500	43%
Management	1,067	7,467	12,800	58%
Accounting & payroll	350	2,450	4,200	58%
Computer services	105	1,044	1,260	83%
Utility billing	6,056	22,448	33,000	68%
Telephone	19	136	233	58%
Postage & reproduction	42	265	338	78%
Printing and binding	102	717	1,229	58%
Legal notices and communications	-	93	281	33%
Office supplies	-	167	188	89%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	39	110	35%
Insurance* ¹	-	3,400	3,364	101%
Miscellaneous	162	3,355	1,313	256%
Total administrative services	<u>9,052</u>	<u>48,302</u>	<u>72,361</u>	67%
Field management services				
Other contractual services	788	5,513	9,450	58%
Total field management services	<u>788</u>	<u>5,513</u>	<u>9,450</u>	58%
Water management services				
NPDES program	-	154	1,376	11%
Other contractual services: lakes	6,155	47,249	75,694	62%
Other contractual services: wetlands	-	9,132	19,268	47%
Other contractual services: culverts/drains	1,376	7,969	16,515	48%
Other contractual services: lake health	142	371	2,753	13%
Aquascaping* ¹	-	-	8,258	0%
Capital outlay	-	-	4,129	0%
Repairs and maintenance (aerators)*	364	3,715	4,129	90%
Total water management services	<u>8,037</u>	<u>68,590</u>	<u>132,122</u>	52%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED APRIL 30, 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	120	913	3,716	25%
Repairs and maintenance - parts	55	67	2,753	2%
Insurance	16	1,460	2,250	65%
Total irrigation supply services	191	2,440	8,719	28%
Irrigation supply services				
Personnel	3,262	24,741	50,250	49%
Repairs and maintenance - parts	2,081	17,786	18,750	95%
Insurance ^{*1}	-	12,211	14,610	84%
Meter costs	3,118	7,733	5,625	137%
Other contractual services	600	4,088	6,750	61%
Electricity	-	44,638	67,500	66%
Pumps & machinery	1,752	75,227	56,250	134%
Depreciation	3,626	25,382	45,000	56%
Total irrigation supply services	14,439	211,806	264,735	80%
Total operating expenses	32,507	336,651	492,892	68%
Operating income/(loss)	(6,397)	73,880	76,249	
Nonoperating revenues/(expenses)				
Interest income	3,378	20,065	375	5351%
Miscellaneous income	-	-	50,000	0%
Miscellaneous income roof replacement	-	22,704	-	N/A
Total nonoperating revenues	3,378	42,769	50,375	85%
Change in net position	(3,019)	116,649	126,624	
Total net position - beginning	1,725,614	1,605,946	1,578,914	
Total net position - ending	<u>\$ 1,722,595</u>	<u>\$ 1,722,595</u>	<u>\$ 1,705,538</u>	

^{*1} Typically an annual expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	<u>General Fund</u>	<u>Total Governmental Funds</u>
	101	
ASSETS		
Cash		
Truist	\$ 50,176	\$ 50,176
FineMark MM	1	1
Bank United ICS *	373,516	373,516
Bank United MM	25,000	25,000
Accounts receivable (clearing fund)	15,838	15,838
Due from Bay Creek - enterprise fund 451	87,819	87,819
WC deposit	344	344
Total assets	<u>\$ 552,694</u>	<u>\$ 552,694</u>
LIABILITIES & FUND BALANCES		
Liabilities	-	-
Total liabilities	<u>-</u>	<u>-</u>
Fund balances		
Unassigned	552,694	552,694
Total fund balances	<u>552,694</u>	<u>552,694</u>
Total liabilities and fund balances	<u>\$ 552,694</u>	<u>\$ 552,694</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 15,839	\$ 505,393	\$ 539,038	94%
Interest	1,115	5,863	12,000	49%
Total revenues	<u>16,954</u>	<u>511,256</u>	<u>551,038</u>	93%
EXPENDITURES				
Administration services				
Supervisors	-	3,875	9,689	40%
Engineering	419	1,865	2,829	66%
Legal	447	1,379	3,395	41%
Audit	-	3,188	7,500	43%
Management	660	4,621	7,921	58%
Accounting & payroll	264	1,848	3,168	58%
Computer services	79	788	951	83%
Assessment roll preparation* ¹	133	933	1,599	58%
Telephone	15	105	179	59%
Postage & reproduction	31	200	255	78%
Printing & binding	77	541	928	58%
Legal notices and communications	-	70	212	33%
Office supplies	-	126	141	89%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	30	48	63%
Insurance* ¹	-	10,200	10,788	95%
Miscellaneous (bank fees)	84	506	990	51%
Total administration services	<u>2,209</u>	<u>30,325</u>	<u>50,643</u>	60%
Field management fees				
Other contractual	594	4,158	7,129	58%
Total field management	<u>594</u>	<u>4,158</u>	<u>7,129</u>	58%
Water management				
NPDES program	-	67	597	11%
Other contractual services: lakes	2,670	20,493	32,831	62%
Other contractual services: wetlands	-	3,961	8,357	47%
Other contractual service: culverts/drains	597	3,456	7,163	48%
Other contractual services: lake health	61	161	1,194	13%
Aquascaping* ¹	-	-	3,582	0%
Capital outlay	-	-	1,791	0%
Repairs and maintenance (aerators)	158	1,612	1,791	90%
Total water management	<u>3,486</u>	<u>29,750</u>	<u>57,306</u>	52%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	1,130	11,222	-	N/A
Electricity	-	5,929	10,373	57%
Contractual services-lightpole	-	-	7,544	0%
Total street lighting	<u>1,130</u>	<u>17,151</u>	<u>17,917</u>	96%
Landscape services				
Supervisor	1,254	9,388	23,575	40%
Personnel services	16,937	131,610	232,921	57%
Capital outlay	-	1,500	11,316	13%
Fuel	431	2,740	4,715	58%
Repairs and maintenance (parts)	616	2,598	7,544	34%
Insurance* ¹	-	4,310	4,641	93%
Minor operating equipment	185	2,349	3,772	62%
Horticulture dumpster	1,433	10,147	12,259	83%
Employee uniforms	302	1,901	5,469	35%
Chemicals	30	6,973	12,825	54%
Flower program* ²	5,708	19,399	24,518	79%
Mulch program* ²	-	14,888	15,654	95%
Plant replacement program* ²	74	4,559	8,487	54%
Other contractual - tree trimming* ¹	47	6,777	2,388	284%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	-	6	283	2%
Maintenance tracking software	-	645	3,772	17%
Contractual service-palm pruning	-	15,317	15,465	99%
Fountain maintenance	30	205	1,886	11%
Office operations	461	2,948	4,715	63%
Office operations - capital outlay	4,327	7,633	-	N/A
Monument maintenance	1,376	1,376	2,829	49%
Total landscape services	<u>33,211</u>	<u>247,269</u>	<u>399,411</u>	62%
Roadway services				
Personnel	93	747	1,452	51%
Repairs and maintenance - parts	24	29	849	3%
Insurance	-	473	472	100%
Total roadway services	<u>117</u>	<u>1,249</u>	<u>2,773</u>	45%
Parks & recreation				
Utilities	31	246	440	56%
Operating supplies	1	46	60	77%
Total parks and recreation	<u>32</u>	<u>292</u>	<u>500</u>	58%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED APRIL 30, 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>40,779</u>	<u>331,770</u>	<u>536,038</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	(23,825)	179,486	15,000	
Fund balances - beginning	576,519	373,208	394,086	
Fund balances - ending	<u>\$ 552,694</u>	<u>\$ 552,694</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
APRIL 30, 2025**

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
Truist	\$ 60,833
Bank United ICS *	8,484
Bank United MM	2,000
Due from Bayside general fund 001	7,568
Accounts receivable (clearing fund)	2,686
WC deposit	35
Total current assets	<u>81,606</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	24,570
Irrigation system	596,951
Less accumulated depreciation	(572,646)
Total capital assets, net of accumulated depreciation	<u>48,875</u>
Total noncurrent assets	<u>48,875</u>
Total assets	<u>130,481</u>
LIABILITIES	
Current Liabilities:	
Unearned revenue	6,424
Customer deposits	12,154
Due to Bay Creek general fund 101	87,819
Total current liabilities	<u>106,397</u>
NET POSITION	
Net investment in capital assets	48,875
Unrestricted	(24,791)
Total net position	<u>\$ 24,084</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED APRIL 30, 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	\$ 2,686	\$ 85,468	\$ 81,442	105%
Irrigation	14,952	97,491	259,000	38%
Total operating revenues	<u>17,638</u>	<u>182,959</u>	<u>340,442</u>	54%
Operating expenses				
Administrative services				
Supervisors	-	1,292	3,230	40%
Engineering	185	824	1,250	66%
Legal	197	609	1,500	41%
Audit	-	1,063	2,500	43%
Management	356	2,489	4,267	58%
Accounting & payroll	117	817	1,400	58%
Computer services	35	348	420	83%
Utility billing	2,019	7,483	11,000	68%
Telephone	6	45	78	58%
Postage & reproduction	14	88	113	78%
Printing and binding	34	239	410	58%
Legal notices and communications	-	31	94	33%
Office supplies	-	56	63	89%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	13	37	35%
Insurance* ¹	-	3,400	3,364	101%
Miscellaneous	116	523	438	119%
Total administrative services	<u>3,079</u>	<u>19,342</u>	<u>30,186</u>	64%
Field management services				
Other contractual services	263	1,838	3,150	58%
Total field management services	<u>263</u>	<u>1,838</u>	<u>3,150</u>	58%
Water management services				
NPDES program	-	51	459	11%
Other contractual services: lakes	2,052	15,750	25,231	62%
Other contractual services: wetlands	-	3,044	6,423	47%
Other contractual services: culverts/drains	459	2,656	5,505	48%
Other contractual services: lake health	47	124	918	14%
Aquascaping* ¹	-	-	2,753	0%
Capital outlay	-	-	1,376	0%
Repairs and maintenance (aerators)*	121	1,238	1,376	90%
Total water management services	<u>2,679</u>	<u>22,863</u>	<u>44,041</u>	52%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED APRIL 30, 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	40	304	1,239	25%
Repairs and maintenance - parts	18	22	918	2%
Insurance	5	486	750	65%
Total irrigation supply services	<u>63</u>	<u>812</u>	<u>2,907</u>	28%
Irrigation supply services				
Personnel	1,087	8,247	16,750	49%
Reclaimed water	8,090	51,780	100,000	52%
Repairs and maintenance - parts	694	5,929	6,250	95%
Insurance* ¹	-	4,070	4,870	84%
Meter costs	1,039	2,578	1,875	137%
Other contractual services	200	1,363	2,250	61%
Electricity	-	14,879	22,500	66%
Pumps & machinery	585	25,076	18,750	134%
Depreciation	1,250	8,750	15,000	58%
Total irrigation supply services	<u>12,945</u>	<u>122,672</u>	<u>188,245</u>	65%
Total operating expenses	<u>19,029</u>	<u>167,527</u>	<u>270,364</u>	62%
Operating income/(loss)	(1,391)	15,432	70,078	
Nonoperating revenues/(expenses)				
Interest income	25	185	125	148%
Miscellaneous income	-	-	700	0%
Miscellaneous income roof replacement	-	7,568	-	N/A
Total nonoperating revenues	<u>25</u>	<u>7,753</u>	<u>825</u>	940%
Change in net position	(1,366)	23,185	70,903	
Total net position - beginning	25,450	899	11,071	
Total net position - ending	<u>\$ 24,084</u>	<u>\$ 24,084</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 April 28, 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 (via phone/Zoom)	Chair
Robert Travers	Vice Chair
Gary Durney	Assistant Secretary
Mary McVay	Assistant Secretary
Jerry Addison	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Wes Kayne (via phone/Zoom)	District Engineer
Paul Kemp	Field Manager
Andy Nott	Superior Waterway
Jim Hoppensteadt	Pelican Landing General Manager
Bill Dietz	Resident & Pelican Landing Eco Club Advisory Group Member

Cheryl Hughes Resident & Chair of Pelican Landing
Landscape Committee
Levi Herrera PLCA Privacy Department
Dean Francis Resident
Jamie Grofik Resident
Alan Smith Resident
Anne Cramer (via phone/Zoom) Resident
Paula Rush (via phone/Zoom) Resident
Members of the public

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.

SECOND ORDER OF BUSINESS**Roll Call**

For Bayside Improvement CDD, all Supervisors were present.
For Bay Creek CDD, Supervisors Addison, Travers, McVay and Durney were present.
Supervisor Janek attended via telephone.

On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Durney, with all in favor, authorizing the attendance and full participation of Mr. James Janek, via phone/Zoom, due to exceptional circumstances, was approved.

Mr. McCarthy stated that Item 7A will be stricken. Item 7B will be amended to remove "Presentation of Request for Fund for Surveyor Fees to Determine Slopes".

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

Resident and HOA President Dean Francis stated the HOA signed a contract with Expert Lawncare to be put on a priority list for post-hurricane cleanup. He stated that Pelican Landing also signed a contract with Expert Lawncare and expressed support for hurricane cleanup.

77 **FOURTH ORDER OF BUSINESS**78 **Presentation of Hurricane Preparedness:**
79 **Review of PLCAs Hurricane Preparedness**
80 **Plan**

81 Mr. Levi Herrera, of the PLCA Privacy Department, stated that part of his job is to keep
82 the PLCA's Hurricane Preparedness Management Plan up to date. He noted the following:

83 ➤ The Plan is being updated. Not many changes were made; it should be completed in May.

84 ➤ Expert Lawncare, Johnson Tree Service and EarthBalance were contacted regarding
85 prioritizing cleanup following a hurricane. The last significant impact was experienced following
86 Hurricane Milton, when debris was cleaned up so promptly that many residents saw no debris in
87 the streets. The PLCA will continue cooperating with the CDD on community cleanup.

88 ➤ Staging areas will be designated for the authorized vendors to drop off debris. The
89 vendors will be asked to chip all debris for compact storage.

90 ➤ The PLCA is working with The Nest regarding the golf course and debris they piled on
91 Pelican's Nest Drive in the past.

92 ➤ Federal Emergency Management Agency (FEMA) Release forms were signed with the City
93 of Bonita Springs and the Village of Estero, to allow FEMA to access the property in an emergency.

94 ➤ Management changes at the clubhouses occurred; updated phone numbers and
95 information regarding changes in the chain of command for phone calls will be shared.

96 ➤ Storm and hurricane notification procedures will change this year. A webinar will be held
97 in conjunction with a company called StormGeo, which will assist with storm preparedness.
98 Homeowners will be advised not to rely on Pelican Landing for information during emergency
99 situations. It is imperative that homeowners rely on local news, government news and weather
100 experts during storms and during storm preparations, rather than Pelican Landing.

101 ➤ The Storm Management Plan was successful in the past; only minor changes are being
102 made. Staff is updating contractor phone numbers and checklists will help the entities address
103 their responsibilities and ensure safety and security during an event.

104 Ms. McVay asked if PLCA residents were informed of this information. Mr. Herrera stated,
105 when the plan is completed, Staff will be informed, followed by homeowners and residents.

106 Mr. Nicholson asked if there will be a dedicated telephone number in case of evacuation
107 orders, so that seasonal and remote residents can receive information. Mr. Herrera stated he is

unsure if the PLCA is prepared to provide that; phone lines might be down but updates can be posted online and emailed as the internet might be more reliable. His communications to Pelican Landing will include instructions about where to look for information.

Mr. Nicholson asked if the debris staging areas have been defined. Mr. Herrera stated that two staging areas are usually used; the major staging area is a mulch lot on the beach before the marina. However, the PLCA has been relying a lot on the beach parking lot, which has concrete and allows for easier truck access and exit; thereby reducing damage to the mulch. The CDDs have been gracious in helping count the trucks coming in to drop off debris.

Mr. Cramer thinks it is the responsibility of the PLCA to provide the information; he discussed the CDDs' work with the PLCA and offered to work with Mr. Herrera.

Mr. Herrera stated that he takes this position because he normally attends numerous webinars and seminars; however, those tools were not available this year due to governmental cutbacks in the programs providing that type of information, so he is not up to date with current procedures. Many local meteorologists are expressing the same thing; he is unsure if he will have the capability due to the elimination or lack of the same tools being available in the present and future compared to what was available in the past.

On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Nicholson, with all in favor, authorizing Mr. Cramer to work with the PLCA on hurricane preparedness matters, was approved.

On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Addison, with all in favor, authorizing Mr. Cramer to work with the PLCA for hurricane preparedness matters, was approved.

FIFTH ORDER OF BUSINESS

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

Mr. Kayne stated the annual sluice gate observation was completed at the end of March. He will review a draft report and submit it to Management by the end of the week. It was noted that one structure is missing a chain and lock and another structure requires maintenance. Mr. Kayne stated that staking was done for the swale regrading at the outfall bubble up structure in

Palermo. Staff inspected the work done by MRI. MRI's work looked good but other items remaining from the initial report were brought to the attention of the District Manager.

Mr. Adams noted that Staff will identify and address the missing chain and lock and address maintenance items. Upon receipt, the report will be forwarded to Mr. Kemp. The major tree was removed from Palermo and a smaller tree that was left behind will be removed.

Mr. Cramer commended MRI's work on the riprap. He stated that he discussed other work to be done in the area and asked if MRI will perform the rest of the work. Mr. Adams replied affirmatively and noted that an inspection report is forthcoming. A hole in the road in front of Palermo was caused by breaks at a drainage pipe joint under the road. Those were patched and the hole was filled; a proposal for lining the pipe will be presented at an upcoming meeting.

SIXTH ORDER OF BUSINESS

Treatment Report: March2025 - Superior Waterway Services, Inc. (Andy Nott)

Mr. Nott presented the monthly Treatment Report and reported the following.

- Algae and submersed weeds increased in March.
- Several lakes were treated for submersed weeds, primarily slender spike rush.
- Water levels are dropping, hampering treatment as dying material has nowhere to go.
- Many lakes have algae and will be retreated as necessary.
- Lake E-15 has been problematic due to low water levels and, if not resolved, a crew will remove plant material in the coming weeks.
- He followed up on a resident's concern about excessive spraying; his lake was checked and there is no evidence of excessive spraying or dead material. Some material died out due to water fluctuation. The littorals could be fuller, but that lake does not have much exposed bank.

SEVENTH ORDER OF BUSINESS

Committee Reports

A. Eco Club Committee Report: Pond Water Quality Monitoring

This item was removed from the agenda.

B. PLCA Landscape Committee: Presentation of Request for Fund for Surveyor Fees to Determine Slopes

172 The title of this item is just "PLCA Landscape Committee".

173 Resident and PLCA Landscape Committee Chair Cheryl Hughes stated her team worked
174 closely with Mr. Kemp and Mr. Hoppensteadt. The PLCA decided to hire an engineering firm to
175 examine the slope of the Pennyroyal berm, which would have been the Committee's primary
176 2025 project. Work will be suspended pending further direction from the PLCA. Other projects
177 include work at Waterside, at the north gate and at the cottage berm. Mr. Kemp will help the
178 Committee direct these projects. Projects and priorities will be adjusted at the next meeting; it is
179 hoped that issues at Bay Cedar about the view will be addressed. She noted that Ms. Paula Rush
180 is the Board liaison.

181 Mr. Cramer offered to share the Pennyroyal berm plans, which include the slopes, and
182 suggested that be considered before another contractor is engaged. He stated Mr. McCarthy also
183 has information and plans that can be considered before additional contractors are hired. He
184 stated the same holds true for the Tennis Center; all the engineering work is available.

185 Ms. McVay voiced her opinion that the southern gate is used the most and that area
186 needs to be refreshed; she does not consider 10' of mulch as a feature.

187 Mr. McCarthy asked for a Landscape Committee member to visit the Waterside homes at
188 night to see the noise and lighting impacts on homes along the street on the Coconut Road side.

189 Discussion ensued regarding how the PLCA and the Landscape Committee prioritize
190 projects, prioritizing severely impacted homes and the Landscape Committee's goal of using the
191 funds as fairly and transparently as possible.

192 Ms. McVay noted that many of Bay Creek's bushes were killed during Hurricane Ian and
193 she thinks they should be replaced by the PLCA.

194 Ms. Montgomery supports protecting and enhancing basic livability standards for each
195 community, without exception, and then addressing the aesthetics of the berms and circles.

196 Mr. Travers believes that all homeowners pay the same fees and receive the same
197 benefits, regardless of which entry gate is used.

198 Mr. McCarthy noted that affected homeowners received feedback from potential buyers
199 and real estate agents regarding the impacts to their properties.

Mr. Cramer stated that, following the discussion at the last meeting, he drove through the area in question on several evenings and observed high-intensity lighting at the Tides, across the way that runs parallel with the roadway. In his opinion, that area needs to be looked at. He offered to speak with the new General Manager to discuss whether the dusk to dawn security lights can be adjusted.

Discussion ensued regarding limited options for new lighting in Las Palmas, the need to report those lights that do not meet current standards, the need to address dying foliage that fails to provide privacy and the limitations of the Landscape Committee's authority.

C. Colony Landscape Committee

The Colony Landscape Committee Report was included for informational purposes.

Ms. Gravenhorst noted that Colony Landscape Committee President Bob Loos asked for all storm drains along the road from the north gate to the Bay Club to be inspected to avoid an issue like the one in Palermo. Mrs. Adams stated the MRI inspections are done in three phases for the entire community. The Colony was done two years ago and will be done again in another year; a lot of money was spent on drainpipe repairs last year.

Ms. Gravenhorst asked the CDD to fill the vacancy created by the retirement of a long-time supervising assistant with an individual who is experienced with plants and crew management. Mr. Adams stated that Staff is doing that; the goal is for the person who is currently shadowing another team member to be in place by August 1, 2025.

On MOTION for Bayside by Ms. Gravenhorst and seconded by Mr. Nicholson, with all in favor, hiring an experienced supervising assistant, was approved.

EIGHTH ORDER OF BUSINESS

Discussion: Maintenance Site Updates

Mr. Adams stated that the contract for the last item, repaving the parking lot and adding the concrete waste area, was executed. Mr. Kemp discussed a slight delay related to the asphalt and noted that paving should be scheduled by the end of the week. Mr. Adams stated that the goal is for paving to occur from a Friday into a Saturday; milling would begin at 11:00 on Friday and repaving would be done on a Saturday. Mr. Kemp stated that some of the equipment will be

parked at the beach parking lot over that weekend and landscape trimmings will be stored at the beach parking lot for up to two weeks while the concrete cures.

Mr. Cramer voiced his opinion that the appearance of the facility improved dramatically and it looks very professional. He hopes traffic will be controlled and work vehicles will be well lit during the project.

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

The Monthly Year-End Financial Forecast was distributed and discussed in conjunction with the Unaudited Financials.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2025**

Discussion ensued regarding Bay Creek's revenues and monthly expenditures of \$6,500 per month and the need to find another method of funding the Enterprise Fund. Increasing the assessment levy amount and irrigation water sales were discussed.

Mr. Adams stated he is working on the preliminary Fiscal Year 2026 budget; the \$7.00 monthly fee helps but revenue must be stabilized via a hybrid approach, as assessment revenue is already collected and water usage will be decreasing.

Discussion ensued regarding historical water usage, revenue collection and expenditures.

Mr. Adams stated that he will increase the assessment levy for the Enterprise Fund.

The financials were accepted.

TWELFTH ORDER OF BUSINESS**Approval of March 24, 2025 Joint Regular Meeting Minutes**

On MOTION for Bay Creek by Mr. Durney and seconded by Mr. Travers, with all in favor, the March 24, 2025 Joint Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.

On MOTION for Bayside by Mr. Nicholson and seconded by Ms. Gravenhorst, with all in favor, the March 24, 2025 Joint Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.

THIRTEENTH ORDER OF BUSINESS**Action/Agenda Items**

Mr. Travers voiced his belief that the Action Item 1, on Page 3, marked completed after the 03.24.25 meeting is not completed, as the homeowner reported that all the dead trees were not removed. Staff members stated that all trees that were eligible to be removed were removed. The area is a preserve; therefore, only trees that could fall on a structure are eligible for removal. Out of an abundance of caution, the tops of tall trees will be trimmed to reduce liability. Staff will reinspect the area and advise the homeowner accordingly.

No other Action/Agenda Items were addressed.

FOURTEENTH ORDER OF BUSINESS**Old Business**

There was no old business.

FIFTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Coleman Yovanovich Koester, P.A. [Gregory Urbancic, Esq.]**

Mr. Urbancic provided the Ethics Training Requirements Memorandum containing additional course offerings.

The Board and Staff discussed the links and course offerings.

Mr. McCarthy asked for the email to be resent to the Board Members.

Mr. Cramer asked if HOA Committees are required to complete Form 1. Mr. Urbancic stated that they are not, as they are not elected officials.

B. District Manager: Wrathell, Hunt and Associates, LLC**I. Monthly Status Report: Field Operations****II. NEXT MEETING DATE: May 19, 2025 at 2:00 PM [Presentation of FY2026 Proposed Budget]****○ QUORUM CHECK: BAYSIDE IMPROVEMENT CDD**

○ **QUORUM CHECK: BAY CREEK CDD**

All Bayside Supervisors confirmed their attendance at the May 19, 2025 meeting.

Bay Creek Supervisors Addison, Janek, McVay and Durney confirmed their attendance at the May 19, 2025 meeting. Supervisor Travers might attend or participate by telephone.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. McVay asked if Staff was able to find "Attachment A" related to hurricane preparedness through the PLCA. Mrs. Adams stated that no Exhibit A exists.

Mr. Durney asked about the south entrance median end cap landscaping. Mr. Kemp stated that sod will be installed when water is sufficient to keep it irrigated; bromeliad flower beds will be omitted. Mulch beds were installed on Pelican's Nest Drive; tree rings were shrunk and will be sodded in June or July.

Mr. Adams stated that he and Mr. Kemp will ask RCS to provide additional irrigation water flow, as the holding pond level is very low due to high usage.

Mr. Janek stated the monument lighting at Costa Del Sol was not repaired. Mr. Kemp stated he reported it several times; he will follow up with the contractor.

Several Board Members thanked Mr. Nicholson for his years of service and discussed his contributions to the CDD and stated that he will be missed.

Mr. Nicholson thanked all the CDD Board Members for their friendship and teamwork during his years of service on the Board.

SEVENTEENTH ORDER OF BUSINESS

Public Comments: Non-Agenda Items

Resident and Southbridge Condo Association President Alan Smith asked for trees on the creek bank to be trimmed before storm season. He noted that debris impedes water flow. Mr. Adams stated the CDDs are limited in what can be done because the creek area is part of a conservation area subject to an environmental permit; vegetation management and control is not allowed, as conservation areas must remain in their natural state.

Discussion ensued regarding the map and a \$20,000 penalty imposed on a resident for unauthorized removal of vegetation in a conservation area adjacent to their home.

Resident and Southbridge and Baycrest President Jamie Grofik asked if there are any plans for the CDD or the PLCA to replace some of the hedge that was removed in conjunction with the renovation along 41 south, as residents complain about light and sound in their backyards. Mr. Kemp stated that the hedges were replaced with Clusia shrubs that will fill in; there are no plans to plant new hedges in those areas. Along the Greenview Berm, the Arboricola hedge will be allowed to grow taller.

Ms. Grofik asked about the irrigation water source. Mr. Kemp stated that most of the water comes from wells, for which the CDDs have permits from the South Florida Water Management District (SFWMD). Four shallow wells pump water into one of the three connected lakes and approximately 250,000 gallons per day is reclaimed water. A pump station at the golf course operates on that irrigation system and also receives reuse water from RCS.

An El Dorado resident whose property recently began flooding when new CDD construction began suggested a drainage pipe could reroute water to the CDD retention pond.

Mr. Adams discussed elevation issues that would prevent draining water to the retention pond and suggested the resident consider regrading his property and working with the neighbor to the south of him. He does not think the CDD can do anything to help, as the CDD maintenance facility is surrounded by a berm.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 3:28 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

351 **FOR BAYSIDE IMPROVEMENT:**

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357 _____
Secretary/Assistant Secretary

Chair/Vice Chair

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359 **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 04.28.25 MEETING

1. Mr. Cramer: Work with Mr. Herrera of the PLCA for hurricane preparedness. **ONGOING**
2. Mr. Kayne: Submit Draft Report to management re: annual sluice gate observation. **ONGOING**
3. Mr. Adams: Staff to identify and address missing chain and lock and address maintenance items. Report to be forwarded to Mr. Kemp when received. **ONGOING**
4. Mr. Adams: Present MRI proposal for lining the pipe where breakage occurred underground. **ONGOING**
5. Mr. Adams: Increase Bay Creek's Enterprise Fund assessment levy amount. **ONGOING**
6. Mr. Urbancic: Email Board Members the Memorandum related to additional Ethics Training course offerings. **COMPLETED after 04.28.25 mtg**
7. Mr. Adams/Mr. Kemp: Ask RCS to provide additional irrigation. **COMPLETED after 04.28.25 mtg**
8. Mr. Kemp: Follow up with contractor regarding monument lighting at Costa Del Sol. **ONGOING**

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

ACTIVE / ONGOING – CARRY OVER FROM 03.24.25 MEETING

- 1.** Mr. Nott: Next samples to be pulled during the rainy season. **ONGOING**
- 2.** Mr. Nott: Inspect Lake A-16; advise whether littorals can be planted. **ONGOING**
- 3.** Mr. Willis: Bentley Electric rehabilitation of The Colony Streetlights, in a not-to-exceed amount of \$135,345, to be completed during the summer of 2025. **ONGOING**

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

ACTIVE /ONGOING – CARRIED OVER OLDER THAN 02.24.25

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. **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. 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**
5. Mr. Adams and Ms. Gravenhorst to work on an agenda and identify all ongoing issues; inviting the PLCA Board to the May CDD meeting. **ONGOING**
6. Paul Kemp: Have Bentley Elec. ensure entrance monument lights are uniform. **ONGOING**
7. 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**
8. Mr. Urbancic: Update original memo with other online ethics training courses and email to Mrs. Adams to distribute to the Boards. **COMPLETED after 04.28.25 mtg**
9. Mr. Kemp: Follow up on trimming Kayak Park palmettos. **ONGOING**
10. Ms. Montgomery: Attend and report on Bonita Bay resident group's May 1, 2025 meeting exploring ways to prevent future storm surge damage. **ONGOING**
11. Mr. Adams: Inspect Waterside area about visibility complaints and about lighting and prepare plan to install landscape buffer adjacent to Pepper Mill. **ONGOING**
12. Mr. Adams/group: Inspect PLCA landscape areas & determine where replacements are needed and funding and present options, if any, at next meeting. **ONGOING**
13. Mr. McCarthy: Complete Maintenance Site Deferred application for zoning by March 2025. **02.24.25** Boards: Consider alternative at nxt mtg. **COMPLETED after 04.28.25 mtg**
14. Mr. Adams: Maintenance Site Deferred electrical work, etc., to proceed. **COMPLETED after 04.28.25 mtg**
15. 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**

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

ACTIVE /ONGOING – CARRIED OVER OLDER THAN 02.24.25

- 16.** Mr. Savage: Schedule on-site meeting with Mr. Cramer at Lake A-23 to address questions about the soil samples and drainage issues. **ONGOING**
- 17.** Ms. Hughes: Provide Mr. Kemp life span of PLCA's plants. **ONGOING**
- 18.** Staff: Revise Interlocal Agmt w/ Village of Estero & negotiate accepting maintenance of section of CDD-owned road outside gate. **ONGOING**
- 19.** 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. Mr. Nott: Inspect Lake C-4 & present summary report at nxt mtg. **COMPLETED 04.28.25**
2. Mr. Nott: Provide proposal for two E. coli tests at Canal T-1. **03.24.25** One completed on March Agenda **COMPLETED 04.28.25**
3. Paul Kemp: Obtain quote from Amazon Sheds for a custom shed. **COMPLETED 04.28.25**
4. Mr. Kemp: Request proposal from Johnson to remove 3 dead pine trees on lake bank. Evaluate 10 tall pine trees in preserve, presenting a risk to nearby homes, should they fall. **02.24.25** Scheduled. **03.24.25** All dead trees to be removed. **COMPLETED 04.28.25**
5. Mr. Kemp: Work with management on transferring CDD meter to the HOA meter for pairing the CDD lighting with the Cielo monument. **COMPLETED 04.28.25**
6. Mr. Adams: Obtain proposals for The Colony Street Lighting Items. **COMPLETED 04.28.25**
7. Mr. Adams: Include 3 flower rotations in proposed FY 2026 budget. **COMPLETED 03.24.25**
8. 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. **COMPLETED 03.24.25**
9. Update Boards on PLCA Landscape Committee's capital program. **COMPLETED 03.24.25**
10. Mr. Adams: Speak with Jason about adding hazard lights to all lawn mowers and oversize vehicles. **03.24.25 PLCA to contact. REMOVE 03.24.25**
11. 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**
12. Mr. Adams: Provide Mr. Francis with a copy of the written Maintenance Agreement between the CDD and the HOA. **COMPLETED 02.24.25**
13. 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**
14. Mr. Adams: Forward photographs related to Mr. Lienesch's request to PLCA Landscape Committee. **COMPLETED 02.24.25**
15. Mr. Adams: Confirm Controller moved funds. Bayside: Move \$900,000 from General Fund into ICS Account; The Colony: Move \$600,000 from Truist Acct into ICS Account; Bayside: Move \$300,000 from Enterprise Fund into ICS Account; Bay Creek: Move \$250,000 from the General Fund into ICS Account. **COMPLETED 02.24.25**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

16. Mr. Savage: Review original design parameters & permitting calculations. Compare with current data. Identify responsibilities for Palermo parking garage drainage issues. Have MRI review pipes/grates, while HOA reviews their pipes. **COMPLETED after 01.27.25 mtg**
 17. Mr. Adams: Provide accounting figures supporting Section 4A of NPDES Report to Mr. Durney. **COMPLETED 02.24.25**
 18. Mr. Kemp: Provide monthly updates of filing permit application. **COMPLETED 02.24.25**
 19. Mr. Savage: Inform BSU of human E-Coli in Lake A-16. Confirm whether the 4 original model homes still have septic systems or if removed properly. Ask about Canoe Park lift station. Review Pelican Landing resident suggestions email. **COMPLETED 02.24.25**
 20. Mr. Adams: Provide update on BI CDD's year-to-date non-operating revenues to Mr. McCarthy. **COMPLETED 02.24.25**
 21. Mr. Kemp: Get info to Mr. Adams to find out if CDD is to trim and clean up areas by Cielo. Mr. Adams: Email info to Haber/Gravenhorst. **COMPLETED 02.24.25**
 22. Mr. Savage: Verify contract addressed all remediation pertaining to Infinity Project and that NDPEs preventions are in place. **COMPLETED 02.24.25**
 23. Mr. McCarthy: Contact Lee Co re: Maint & Admin Facility building. **COMPLETED 02.24.25**
 24. Mr. Adams: Send materials to Mr. Hoppensteadt with suggestion to re-evaluate Pennyroyal berm. **COMPLETED 02.24.25**
 25. Paul Kemp: Send fire bush treatment schedule to Ms. McVay. **COMPLETED 02.24.25**
 26. Mr. Kemp: Send schedule to connect bypass to Mr. Francis. **COMPLETED 02.24.25**
 27. Mr. Savage: Ask BSU which homes are not connected. **COMPLETED 02.25.25**
 28. Chuck Adams: Prep/send memo of historical intent between Bay Creek HOA & CDD. **COMPLETED 01.27.25**
 29. Mr. Savage: Email NPDES Annual Report revisions before submittal. **COMPLETED 12.09.24**
 30. Mr. Nott: Test affected lakes for human E. coli contamination. **COMPLETED 12.09.24**
- Mrs. Adams: Include NPDES Report in The Landings publication. **COMPLETED 12.09.24**

**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.