

**BAYSIDE IMPROVEMENT
AND BAY CREEK**

**COMMUNITY DEVELOPMENT
DISTRICTS**

July 26, 2021

BOARD OF SUPERVISORS

JOINT REGULAR MEETING

AGENDA

Bayside Improvement and Bay Creek Community Development Districts

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone (561) 571-0010 • Toll-free (877) 276-0889 • Fax (561) 571-0013

July 19, 2021

DUE TO COVID-19 RESTRICTIONS BEING IMPLEMENTED AT THE COMMUNITY CENTER, ONLY BOARD MEMBERS/STAFF MAY PARTICIPATE AT THE MEETING'S PHYSICAL LOCATION AND MASKS ARE REQUIRED. PUBLIC AND PRESENTERS MAY JOIN BY VIDEO OR TELECONFERENCE ONLY.

Boards of Supervisors

Bayside Improvement and Bay Creek Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District will hold a Joint Regular Meeting on July 26, 2021 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 Joint Regular Meeting, via Zoom, at <https://us02web.zoom.us/j/88969163185> Meeting ID: **889 6916 3185** or via conference call at **1-929-205-6099**, Meeting ID: **889 6916 3185**. The agenda is as follows:

1. Call to Order/Phone Silent Mode/Pledge of Allegiance
2. Roll Call
3. Public Comments: *Agenda Items*

BAYSIDE IMPROVEMENT BUSINESS ITEMS

4. Consideration of Resolution 2021-05, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Bayside Improvement Community Development District, and Providing for an Effective Date
5. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2020, Prepared by Grau & Associates
6. Consideration of Resolution 2021-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

BAY CREEK BUSINESS ITEMS

7. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2020, Prepared by Grau & Associates
8. Consideration of Resolution 2021-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

JOINT BUSINESS ITEMS

9. Staff Report: District Engineer: *Barraco & Associates, Inc.*
10. Lake Maintenance Report: *SOLitude Lake Management*
 - Total Nitrogen Test Results
11. Committee Reports
 - A. PLCA Landscape Committee
 - B. Colony Landscape Committee
 - C. Water Quality Task Force
12. Discussion: Proposed Budget Updates from July 16, 2021 Joint Budget Workshop
13. Continued Discussion/Consideration: Proposals for Phase 2 Lake Outfall/Interconnecting Pipe and Storm Structure Cleaning
 - A. M.R.I. Underwater Specialists, Inc. – Memo
 - B. Sewer Viewer, Inc. – Storm Sewer Memo and Video Inspection
14. Consideration of Resolutions Designating Dates, Times and Locations for Joint Regular Meetings of the Boards of Supervisors of the Districts for Fiscal Year 2021/2022 and Providing for an Effective Date
 - A. *Bayside Improvement Community Development District: Resolution 2021-07*
 - B. *Bay Creek Community Development District: Resolution 2021-07*
15. Acceptance of Unaudited Financial Statements as of June 30, 2021
 - Financial Impact Reports (*Bayside Improvement CDD*)
16. Approval of June 28, 2021 Joint Regular Meeting Minutes
17. Action Items
18. Old Business
19. Staff Reports
 - A. District Counsel
 - I. *Gregory Urbancic, Esq., Coleman Yovanovich Koester, P.A.*
 - II. *Daniel Cox, Esq.*

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

I. Monthly Status Report: Field Operations

- Discussion/Presentation: Monthly Report Narrative (*to be provided under separate cover*)

II. NEXT MEETING DATE: August 23, 2021 -2:00 P.M.

- QUORUM CHECK: *BAYSIDE IMPROVEMENT CDD*

Karen Montgomery	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Gail Gravenhorst	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Walter McCarthy	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Bernie Cramer	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Bill Nicholson	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- QUORUM CHECK: *BAY CREEK CDD*

Jerry Addison	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Robert Travers	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Jim Janek	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Mary McVay	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Gary Durney	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

20. Supervisors' Requests

21. Public Comments: *Non-Agenda Items*

22. Adjournment – *Bay Creek Community Development District*

BAYSIDE IMPROVEMENT ITEMS

23. Consideration of Request from 24841 Goldcrest Drive for Additional Irrigation Bill Relief

24. Discussion/Consideration: Irrigation Pumphouse Revamp Proposals/Scope Comparison

- A. ProPump & Controls, Inc. (Watertronics)
- B. Rain Bird Corporation
- C. ProPump & Controls, Inc. (MCI Flowtronex)

25. Adjournment – *Bayside Improvement Community Development District*

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

Sincerely,

A handwritten signature in black ink that reads "C.E. Adams, Jr." in a cursive style.

Chesley E. Adams, Jr.
District Manager

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

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RESOLUTION 2021-05

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 26th day of July, 2021.

ATTEST:

**BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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

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**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Bayside Improvement Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Bhav & Associates

June 23, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Bayside Improvement Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2020 resulting in a net position balance of \$6,499,459.
- The change in the District's total net position in comparison with the prior fiscal year was (\$444,366), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$761,938, a decrease of (\$139,643) in comparison with the prior fiscal year. A portion of fund balance is non-spendable for deposits and prepaids and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Proprietary Fund

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

	NET POSITION					
	SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	\$ 949,295	\$ 1,069,419	\$ 1,108,997	\$ 1,131,060	\$ 2,058,292	\$ 2,200,479
Capital assets, net of depreciation	4,644,648	4,941,973	148,734	98,696	4,793,382	5,040,669
Total assets	5,593,943	6,011,392	1,257,731	1,229,756	6,851,674	7,241,148
Current liabilities	187,357	167,838	102,074	78,216	289,431	246,054
Long-term liabilities	62,784	51,269	-	-	62,784	51,269
Total liabilities	250,141	219,107	102,074	78,216	352,215	297,323
Net position						
Investment in capital assets	4,644,648	4,941,973	148,734	98,696	4,793,382	5,040,669
Unrestricted	699,154	850,312	1,006,923	1,052,844	1,706,077	1,903,156
Total net position	\$ 5,343,802	\$ 5,792,285	\$ 1,155,657	\$ 1,151,540	\$ 6,499,459	\$ 6,943,825

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

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

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

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

	CHANGES IN NET POSITION					
	FOR THE FISCAL YEAR END SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues						
Charges for services	\$ 2,423,460	\$ 2,582,028	\$ 472,082	\$ 508,227	\$ 2,895,542	\$ 3,090,255
Operating grants and contributions	3,864	-	-	-	3,864	-
General revenues						
Unrestricted investment earnings	1,585	3,852	36	112	1,621	3,964
Miscellaneous	45,991	13,666	-	-	45,991	13,666
Total revenues	2,474,900	2,599,546	472,118	508,339	2,947,018	3,107,885
Expenses:						
General government	190,020	190,091	-	-	190,020	190,091
Physical environment	2,733,363	2,755,037	-	-	2,733,363	2,755,037
Irrigation services	-	-	468,001	480,020	468,001	480,020
Total expenses	2,923,383	2,945,128	468,001	480,020	3,391,384	3,425,148
Change in net position	(448,483)	(345,582)	4,117	28,319	(444,366)	(317,263)
Net position - beginning	5,792,285	6,137,867	1,151,540	1,123,221	6,943,825	7,261,088
Net position - ending	\$ 5,343,802	\$ 5,792,285	\$ 1,155,657	\$ 1,151,540	\$ 6,499,459	\$ 6,943,825

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$2,923,383. The costs of the District's activities were primarily funded by program revenues. In total, expenses decreased in the current fiscal year mainly as a result of a decrease in maintenance expenses. In total, revenues decreased in the current fiscal year mainly as a result of a decrease in assessment revenues.

Business-type activities

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

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2020 was amended to increase revenues by \$32,846 and increase appropriations by \$215,569. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS

At September 30, 2020, the District had \$13,248,829 invested in capital assets for the governmental activities. In the government-wide financial statements depreciation of \$8,604,181 has been taken, which resulted in a net book value of \$4,644,648. The District's business-type activities reported net capital assets of \$148,734. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash	\$ 919,830	\$ 999,332	\$ 1,919,162
Assessments receivable	3,313	2,042	5,355
Due from other	25,114		25,114
Due from other governments		58,704	58,704
Prepaid items and deposits	2,273	104	2,377
Internal balances	(1,235)	1,235	-
Restricted assets:			
Cash	-	47,580	47,580
Capital assets:			
Nondepreciable	889,046	-	889,046
Depreciable, net	3,755,602	148,734	3,904,336
Total assets	<u>5,593,943</u>	<u>1,257,731</u>	<u>6,851,674</u>
LIABILITIES			
Accounts payable and accrued expenses	174,896	54,494	229,390
Due to other government	12,461	-	12,461
Customer deposits payable	-	47,580	47,580
Non-current liabilities:			
Due in more than one year	62,784	-	62,784
Total liabilities	<u>250,141</u>	<u>102,074</u>	<u>352,215</u>
NET POSITION			
Investment in capital assets	4,644,648	148,734	4,793,382
Unrestricted	699,154	1,006,923	1,706,077
Total net position	<u>\$ 5,343,802</u>	<u>\$ 1,155,657</u>	<u>\$ 6,499,459</u>

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position		Total
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	Business- type Activities	
Primary government:						
Governmental activities:						
General government	\$ 190,020	\$ 190,020	\$ -	\$ -	\$ -	\$ -
Physical environment	2,733,363	2,233,440	3,864	(496,059)	-	(496,059)
Total governmental activities	2,923,383	2,423,460	3,864	(496,059)	-	(496,059)
Business-type activities:						
Irrigation services	468,001	472,082	-	-	4,081	4,081
Total business-type activities	468,001	472,082	-	-	4,081	4,081
General revenues:						
Unrestricted investment earnings				1,585	36	1,621
Miscellaneous				45,991	-	45,991
Total general revenues				47,576	36	47,612
Change in net position				(448,483)	4,117	(444,366)
Net position - beginning				5,792,285	1,151,540	6,943,825
Net position - ending				\$ 5,343,802	\$ 1,155,657	\$ 6,499,459

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Fund General	Total Governmental Funds
ASSETS		
Cash	\$ 919,830	\$ 919,830
Assessments receivable	3,313	3,313
Due from other	25,114	25,114
Prepays	130	130
Deposits	2,143	2,143
Total assets	\$ 950,530	\$ 950,530
LIABILITIES		
Accounts payable and accrued expenses	\$ 174,896	\$ 174,896
Due to other governments	12,461	12,461
Due to other funds	1,235	1,235
Total liabilities	188,592	188,592
FUND BALANCES		
Nonspendable:		
Deposits and prepaids	2,273	2,273
Unassigned	759,665	759,665
Total fund balances	761,938	761,938
Total liabilities and fund balances	\$ 950,530	\$ 950,530

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET-GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Total fund balances - governmental funds \$ 761,938

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

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

Cost of capital assets	13,248,829	
Accumulated depreciation	<u>(8,604,181)</u>	4,644,648

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

Compensated absences		<u>(62,784)</u>
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Net position of governmental activities		<u>\$ 5,343,802</u>
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**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds	Total Governmental Funds
	General	Funds
REVENUES		
Assessments	\$ 2,423,460	\$ 2,423,460
Interest income	1,585	1,585
Grant revenue	3,864	3,864
Miscellaneous	45,991	45,991
Total revenues	2,474,900	2,474,900
EXPENDITURES		
Current:		
General government	190,020	190,020
Physical environment	2,353,819	2,353,819
Capital outlay	70,704	70,704
Total expenditures	2,614,543	2,614,543
Excess (deficiency) of revenues over (under) expenditures	(139,643)	(139,643)
Fund balances - beginning	901,581	901,581
Fund balances - ending	\$ 761,938	\$ 761,938

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds \$ (139,643)

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

Governmental funds report capital outlays as expenditures, however,
the cost of capital assets is eliminated in the statement of activities
and capitalized in the statement of net position. 70,704

The change in compensated absences between the current and
prior fiscal year is reported in the statement of activities but is not
reported as expenditures in governmental funds in governmental
funds. (11,515)

Depreciation of capital assets is not recognized in the governmental
fund financial statements, but is reported as an expense in the
statement of activities. (368,029)

Change in net position of governmental activities \$ (448,483)

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION - PROPRIETARY FUND
SEPTEMBER 30, 2020**

ASSETS

Current assets:

Cash and equivalents	\$	999,332
Due from other governments		58,704
Assessments receivable		2,042
Due from other funds		1,235
Restricted cash:		
Customer deposits		47,580
Prepaid items and deposits		104
Total current assets		1,108,997

Noncurrent assets:

Capital assets:

Infrastructure		1,657,913
Less accumulated depreciation		(1,509,179)
Total capital assets, net of depreciation		148,734
Total noncurrent assets		148,734
Total assets		1,257,731

LIABILITIES

Current liabilities:

Accounts payable and accrued expenses		54,494
Customer deposits- payable from restricted assets		47,580
Total current liabilities		102,074
Total liabilities		102,074

NET POSITION

Investment in capital assets		148,734
Unrestricted		1,006,923
	\$	1,155,657

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Operating revenues:	
Charges for services:	
Irrigation revenues	\$ 318,586
Meter fees	125
Assessments	138,434
Other	14,937
Total operating revenues	<u>472,082</u>
Operating expenses:	
Irrigation services	317,935
Administrative and other	131,928
Depreciation	18,138
Total operating expenses	<u>468,001</u>
Operating income	<u>4,081</u>
Nonoperating revenues (expenses):	
Interest income	<u>36</u>
Total nonoperating revenues (expenses)	<u>36</u>
Change in net position	4,117
Total net position - beginning	<u>1,151,540</u>
Total net position - ending	<u>\$ 1,155,657</u>

See notes to the financial statements

**BAYSIDE IMPROVEMENT COMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

CASH FLOW FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 419,950
Payments for goods and services	<u>(426,005)</u>
Net cash provided (used) by operating activities	<u>(6,055)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Due from other funds	<u>51,311</u>
Net cash provided (used) by non-capital financing activities	<u>51,311</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of capital assets	<u>(68,176)</u>
Net cash provided (used) by capital and related financing activities	<u>(68,176)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest income	<u>36</u>
Net cash provided (used) by investing activities	<u>36</u>
Net increase (decrease) in cash and cash equivalents	(22,884)
Cash and cash equivalents - October 1	<u>1,069,796</u>
Cash and cash equivalents - September 30	<u>\$ 1,046,912</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ 4,081
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	18,138
(Increase)/Decrease in:	
Assessments receivable	(1,908)
Due from other governments	(50,224)
Increase/(Decrease) in:	
Accounts payable	<u>23,858</u>
Total adjustments	<u>(10,136)</u>
Net cash provided (used) by operating activities	<u>\$ (6,055)</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide and Fund Financial Statements (Continued)

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

The District reports the following enterprise fund:

Irrigation Fund

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Irrigation Fund (Continued)

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

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

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

Assets, Liabilities, Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position or Equity (Continued)

Capital Assets (Continued)

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

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

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

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

Compensated Absences

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

Unearned Revenue

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

Deferred Outflows/Inflows of Resources

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

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

Long-Term Obligations

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position or Equity (Continued)

Long-Term Obligations (Continued)

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

Fund Equity/Net Position

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

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

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

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

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 889,046	\$ -	\$ -	\$ 889,046
Total capital assets, not being depreciated	889,046	-	-	889,046
Capital assets, being depreciated				
Furniture, fixtures and equipment	859,943	70,704	-	930,647
Building and improvements	4,979,463	-	-	4,979,463
Infrastructure	6,449,673	-	-	6,449,673
Total capital assets, being depreciated	12,289,079	70,704	-	12,359,783
Less accumulated depreciation for:				
Furniture, fixtures and equipment	740,196	38,569	-	778,765
Building and improvements	3,248,429	114,994	-	3,363,423
Infrastructure	4,247,527	214,466	-	4,461,993
Total accumulated depreciation	8,236,152	368,029	-	8,604,181
Total capital assets, being depreciated, net	4,052,927	(297,325)	-	3,755,602
Governmental activities capital assets, net	\$ 4,941,973	\$ (297,325)	\$ -	\$ 4,644,648

NOTE 5 – CAPITAL ASSETS (Continued)

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Business type activities</u>				
Capital assets, being depreciated				
Irrigation system	\$ 1,589,737	\$ 68,176	\$ -	\$ 1,657,913
Total capital assets, being depreciated	1,589,737	68,176	-	1,657,913
Less accumulated depreciation for:				
Irrigation system	1,491,041	18,138	-	1,509,179
Total accumulated depreciation	1,491,041	18,138	-	1,509,179
Total capital assets, being depreciated, net	98,696	50,038	-	148,734
Business type activities capital assets, net	\$ 98,696	\$ 50,038	\$ -	\$ 148,734

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

NOTE 6 – LONG TERM LIABILITIES

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Compensated absences	\$ 51,269	\$ 11,515	\$ -	\$ 62,784	\$ -
Total	\$ 51,269	\$ 11,515	\$ -	\$ 62,784	\$ -

NOTE 7 – PENSION PLANS

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

NOTE 7 – PENSION PLANS (Continued)

Deferred Compensation Plan

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

Defined Contribution Pension Plan

All permanent full-time employees are covered by a defined contribution pension plan with vesting requirements varying between one and five years. At September 30, 2020, there were 6 plan members. Nonvested pension forfeitures, classified as investments with pension agent, are restricted by the plan and may only be used toward the District's payment of its future pension contributions. The plan is administered by ICMA Retirement Corporation. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The District's policy is to fund the annual pension costs in the annual budget. The District has no fiduciary responsibility for the plan and therefore does not report the balances or activities in its financial statements. The District's contribution to the plan is 6% of each eligible employee's regular pay.

The District's total payroll in fiscal year 2020 was \$1,018,928. The wages subjected to pension contributions were \$287,007 and the total pension contribution from the District was \$23,279 for the fiscal year ended September 30, 2020.

NOTE 8 – OTHER RELATED PARTY TRANSACTIONS

Due to the fact that Bayside collects certain assessments on behalf of Bay Creek, during the fiscal year ended September 30, 2020, Bay Creek received assessments of \$27,096 collected by Bayside on behalf of Bay Creek.

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
REVENUES				
Assessments	\$ 2,436,704	\$ 2,428,765	\$ 2,423,460	\$ (5,305)
Interest income	3,711	3,660	1,585	(2,075)
Grant revenue	-	-	3,864	3,864
Miscellaneous	8,072	48,908	45,991	(2,917)
Total revenues	2,448,487	2,481,333	2,474,900	(6,433)
EXPENDITURES				
Current:				
General government	165,502	166,332	190,020	(23,688)
Physical environment	2,269,588	2,491,401	2,353,819	137,582
Capital outlay	7,074	-	70,704	(70,704)
Total expenditures	2,442,164	2,657,733	2,614,543	43,190
Excess (deficiency) of revenues over (under) expenditures	\$ 6,323	\$ (176,400)	(139,643)	\$ 36,757
Fund balance - beginning			901,581	
Fund balance - ending			\$ 761,938	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2020 was amended to increase revenues by \$32,846 and increase appropriations by \$215,569. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Bayside Improvement Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 23, 2021.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Burr & Associates

June 23, 2021



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have examined Bayside Improvement Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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

Grau & Associates

June 23, 2021



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Bayside Improvement Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 23, 2021.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2021, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

June 23, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

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RESOLUTION 2021-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYSIDE
IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT HEREBY
ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR
ENDED SEPTEMBER 30, 2020**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2020;

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

1. The Audited Financial Report for Fiscal Year 2020 heretofore submitted to the Board is hereby accepted for Fiscal Year 2020, for the period ending September 30, 2020; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 26th day of July, 2021.

**BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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

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**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Bay Creek Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.


Burr & Associates

June 24, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Bay Creek Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2020 resulting in a net position balance of \$1,628,767.
- The change in the District's total net position in comparison with the prior fiscal year was \$(170,615), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$326,141, a decrease of (\$40,260) in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Proprietary Fund

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

	NET POSITION SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	\$ 425,839	\$ 405,522	\$ 43,465	\$ 86,954	\$ 469,304	\$ 492,476
Capital assets, net of depreciation	1,196,085	1,252,024	120,733	132,256	1,316,818	1,384,280
Total assets	1,621,924	1,657,546	164,198	219,210	1,786,122	1,876,756
Current liabilities	99,698	39,121	43,064	29,403	142,762	68,524
Long-term liabilities	14,593	8,850	-	-	14,593	8,850
Total liabilities	114,291	47,971	43,064	29,403	157,355	77,374
Net position						
Investment in capital assets	1,196,085	1,252,024	120,733	132,256	1,316,818	1,384,280
Unrestricted	311,548	357,551	401	57,551	311,949	415,102
Total net position	\$ 1,507,633	\$ 1,609,575	\$ 121,134	\$ 189,807	\$ 1,628,767	\$ 1,799,382

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

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

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

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

	CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues						
Charges for services	\$ 414,826	\$ 457,281	\$ 205,134	\$ 186,977	\$ 619,960	\$ 644,258
Operating grants and contributions	879	-	-	-	879	-
General revenues						
Unrestricted investment earnings	836	1,180	19	47	855	1,227
Miscellaneous	10,360	2,504	-	-	10,360	2,504
Total revenues	426,901	460,965	205,153	187,024	632,054	647,989
Expenses:						
General government	47,398	49,005	-	-	47,398	49,005
Physical environment	481,445	480,495	-	-	481,445	480,495
Irrigation services	-	-	273,826	284,074	273,826	284,074
Total expenses	528,843	529,500	273,826	284,074	802,669	813,574
Change in net position	(101,942)	(68,535)	(68,673)	(97,050)	(170,615)	(165,585)
Net position - beginning	1,609,575	1,678,110	189,807	286,857	1,799,382	1,964,967
Net position - ending	\$ 1,507,633	\$ 1,609,575	\$ 121,134	\$ 189,807	\$ 1,628,767	\$ 1,799,382

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$528,843. The costs of the District's activities were primarily funded by program revenues. Expenses did not vary significantly in the current fiscal year compared to the prior fiscal year. In total, revenues decreased slightly in the current fiscal year mainly as a result of decreased assessment revenue.

Business-type activities

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

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2020 was amended to increase revenues by \$132,813 and increase appropriations by \$82,395. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS

At September 30, 2020, the District had \$4,635,061 invested in capital assets for the governmental activities. In the government-wide financial statements depreciation of \$3,438,976 has been taken, which resulted in a net book value of \$1,196,085. The District's business-type activities reported net capital assets of \$120,733. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash	\$ 412,911	\$ 19,228	\$ 432,139
Assessments receivable	295	-	295
Accounts receivable	-	32	32
Due from other government	12,148	12,157	24,305
Deposits	344	35	379
Internal balances	141	(141)	-
Restricted assets:			
Cash	-	12,154	12,154
Capital assets:			
Nondepreciable	584,720	-	584,720
Depreciable, net	611,365	120,733	732,098
Total assets	<u>1,621,924</u>	<u>164,198</u>	<u>1,786,122</u>
LIABILITIES			
Accounts payable and accrued expenses	29,150	30,910	60,060
Customer deposits payable	-	12,154	12,154
Due to other government	70,548	-	70,548
Non-current liabilities:			
Due in more than one year	14,593	-	14,593
Total liabilities	<u>114,291</u>	<u>43,064</u>	<u>157,355</u>
NET POSITION			
Investment in capital assets	1,196,085	120,733	1,316,818
Unrestricted	311,548	401	311,949
Total net position	<u>\$ 1,507,633</u>	<u>\$ 121,134</u>	<u>\$ 1,628,767</u>

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position		Total
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	Business-type Activities	
Primary government:						
Governmental activities:						
General government	\$ 47,398	\$ 47,398	\$ -	\$ -	\$ -	\$ -
Physical environment	481,445	367,428	879	(113,138)	-	(113,138)
Total governmental activities	528,843	414,826	879	(113,138)	-	(113,138)
Business-type activities:						
Irrigation services	273,826	205,134	-	-	(68,692)	(68,692)
Total business-type activities	273,826	205,134	-	-	(68,692)	(68,692)
General revenues:						
Unrestricted investment earnings				836	19	855
Miscellaneous				10,360	-	10,360
Total general revenues				11,196	19	11,215
Change in net position				(101,942)	(68,673)	(170,615)
Net position - beginning				1,609,575	189,807	1,799,382
Net position - ending				\$ 1,507,633	\$ 121,134	\$ 1,628,767

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds General	Total Governmental Funds
ASSETS		
Cash	\$ 412,911	\$ 412,911
Assessments receivable	295	295
Due from other funds	141	141
Due from other governments	12,148	12,148
Deposits	344	344
Total assets	\$ 425,839	\$ 425,839
LIABILITIES		
Accounts payable and accrued expenses	\$ 29,150	\$ 29,150
Due to other governments	70,548	70,548
Total liabilities	99,698	99,698
FUND BALANCES		
Nonspendable:		
Deposits	344	344
Unassigned	325,797	325,797
Total fund balances	326,141	326,141
Total liabilities and fund balances	\$ 425,839	\$ 425,839

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET-GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Total fund balances - governmental funds \$ 326,141

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

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

Cost of capital assets	4,635,061	
Accumulated depreciation	<u>(3,438,976)</u>	1,196,085

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

Compensated absences		<u>(14,593)</u>
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Net position of governmental activities		<u><u>\$ 1,507,633</u></u>
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See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds	Total
	General	Governmental Funds
REVENUES		
Assessments	\$ 414,826	\$ 414,826
Interest income	836	836
Grant revenue	879	879
Miscellaneous	10,360	10,360
Total revenues	426,901	426,901
EXPENDITURES		
Current:		
General government	47,398	47,398
Physical environment	389,389	389,389
Capital outlay	30,374	30,374
Total expenditures	467,161	467,161
Excess (deficiency) of revenues over (under) expenditures	(40,260)	(40,260)
Fund balances - beginning	366,401	366,401
Fund balances - ending	\$ 326,141	\$ 326,141

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$	(40,260)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		30,374
The change in compensated absences between the current and prior fiscal year is reported in the statement of activities but is not reported as expenditures in governmental funds.		(5,743)
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		<u>(86,313)</u>
Change in net position of governmental activities	\$	<u>(101,942)</u>

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION - PROPRIETARY FUND
SEPTEMBER 30, 2020**

	<u>Business-type Activities - Irrigation Fund</u>
ASSETS	
Current assets:	
Cash and equivalents	\$ 19,228
Due from other governments	12,157
Accounts receivable	32
Restricted cash:	
Customer deposits	12,154
Deposits	35
Total current assets	<u>43,606</u>
Noncurrent assets:	
Capital assets:	
Infrastructure	615,271
Less accumulated depreciation	<u>(494,538)</u>
Total capital assets, net of depreciation	<u>120,733</u>
Total noncurrent assets	<u>120,733</u>
Total assets	<u>164,339</u>
LIABILITIES	
Current liabilities:	
Accounts payable and accrued expenses	30,910
Due to other funds	141
Customer deposits- payable from restricted assets	<u>12,154</u>
Total current liabilities	<u>43,205</u>
Total liabilities	<u>43,205</u>
NET POSITION	
Investment in capital assets	120,733
Unrestricted	401
	<u>\$ 121,134</u>

See notes to the financial statements

BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

	<u>Business-type Activities - Irrigation Fund</u>
Operating revenues:	
Charges for services:	
Irrigation revenues	\$ 158,888
Miscellaneous income	106
Assessments	46,140
Total operating revenues	<u>205,134</u>
 Operating expenses:	
Irrigation services	187,834
Administrative and other	51,744
Depreciation	34,248
Total operating expenses	<u>273,826</u>
 Operating income (loss)	 <u>(68,692)</u>
 Nonoperating revenues (expenses):	
Interest income	<u>19</u>
Total nonoperating revenues (expenses)	<u>19</u>
 Change in net position	 (68,673)
 Total net position - beginning	 <u>189,807</u>
 Total net position - ending	 <u>\$ 121,134</u>

See notes to the financial statements

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

CASH FLOW FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 205,147
Payments for goods and services	<u>(225,916)</u>
Net cash provided (used) by operating activities	<u>(20,769)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Due to other funds	40
Due from other governments	<u>(124)</u>
Net cash provided (used) by non-capital financing activities	<u>(84)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of capital assets	<u>(22,726)</u>
Net cash provided (used) by capital and related financing activities	<u>(22,726)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest income	<u>19</u>
Net cash provided (used) by investing activities	<u>19</u>
Net increase (decrease) in cash and cash equivalents	(43,560)
Cash and cash equivalents - October 1	<u>74,942</u>
Cash and cash equivalents - September 30	<u>\$ 31,382</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ (68,692)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	34,248
(Increase)/Decrease in:	
Accounts receivable	13
Increase/(Decrease) in:	
Accounts payable	<u>13,661</u>
Total adjustments	<u>47,922</u>
Net cash provided (used) by operating activities	<u>\$ (20,770)</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental fund:

General Fund

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

The District reports the following enterprise fund:

Irrigation Fund

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Compensated Absences

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

Unearned Revenue

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

Deferred Outflows/Inflows of Resources

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

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

Long-Term Obligations

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

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

Fund Equity/Net Position

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 584,720	\$ -	\$ -	\$ 584,720
Total capital assets, not being depreciated	584,720	-	-	584,720
Capital assets, being depreciated				
Furniture, fixtures and equipment	142,438	30,374	-	172,812
Building and improvements	1,569,076	-	-	1,569,076
Infrastructure	2,308,453	-	-	2,308,453
Total capital assets, being depreciated	4,019,967	30,374	-	4,050,341
Less accumulated depreciation for:				
Furniture, fixtures and equipment	107,302	9,693	-	116,995
Building and improvements	1,415,411	5,122	-	1,420,533
Infrastructure	1,829,950	71,498	-	1,901,448
Total accumulated depreciation	3,352,663	86,313	-	3,438,976
Total capital assets, being depreciated, net	667,304	(55,939)	-	611,365
Governmental activities capital assets, net	\$ 1,252,024	\$ (55,939)	\$ -	\$ 1,196,085
<u>Business type activities</u>				
Capital assets, being depreciated				
Irrigation system	\$ 592,544	\$ 22,727	\$ -	\$ 615,271
Total capital assets, being depreciated	592,544	22,727	-	615,271
Less accumulated depreciation for:				
Irrigation system	460,290	34,248	-	494,538
Total accumulated depreciation	460,290	34,248	-	494,538
Total capital assets, being depreciated, net	132,254	(11,521)	-	120,733
Business type activities capital assets, net	\$ 132,254	\$ (11,521)	\$ -	\$ 120,733

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

NOTE 6 – LONG TERM LIABILITIES

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Compensated absences	\$ 8,850	\$ 5,743	\$ -	\$ 14,593	\$ -
Total	\$ 8,850	\$ 5,743	\$ -	\$ 14,593	\$ -

NOTE 7 – PENSION PLANS

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

Deferred Compensation Plan

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

Defined Contribution Pension Plan

All permanent full-time employees are covered by a defined contribution pension plan with vesting requirements varying between one and five years. At September 30, 2020, there were 6 plan members. Non-vested pension forfeitures, classified as investments with pension agent, are restricted by the plan and may only be used toward the District's payment of its future pension contributions. The plan is administered by ICMA Retirement Corporation. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The District's policy is to fund the annual pension costs in the annual budget. The District has no fiduciary responsibility for the plan and therefore does not report the balances or activities in its financial statements. The District's contribution to the plan is 6% of each eligible employee's regular pay.

The District's total payroll in fiscal year 2020 was \$182,858. The wages subjected to pension contributions were \$55,836 and the total pension contribution from the District was \$4,515 for the fiscal year ended September 30, 2020.

NOTE 8 – OTHER RELATED PARTY TRANSACTIONS

Due to the fact that Bayside collects certain assessments on behalf of Bay Creek, during the fiscal year ended September 30, 2020, Bay Creek received assessments of \$27,096 collected by Bayside on behalf of Bay Creek.

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 417,743	\$ 414,826	\$ 414,826	\$ -
Interest income	291	126,710	836	(125,874)
Grant revenue	-	9,315	879	(8,436)
Miscellaneous	1,928	1,924	10,360	8,436
Total revenues	419,962	552,775	426,901	(125,874)
EXPENDITURES				
Current:				
General government	50,864	47,379	47,398	(19)
Physical environment	363,596	398,547	389,389	9,158
Capital outlay	8,487	59,416	30,374	29,042
Total expenditures	422,947	505,342	467,161	38,181
Excess (deficiency) of revenues over (under) expenditures	\$ (2,985)	\$ 47,433	(40,260)	\$ (87,693)
Fund balance - beginning			366,401	
Fund balance - ending			\$ 326,141	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2020 was amended to increase revenues by \$132,813 and increase appropriations by \$82,395. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Bay Creek Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 24, 2021.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Bhav & Associates

June 24, 2021



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

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

We have examined Bay Creek Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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

Grau & Associates

June 24, 2021



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Bay Creek Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 24, 2021.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2021, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

June 24, 2021

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

8

RESOLUTION 2021-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2020;

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

1. The Audited Financial Report for Fiscal Year 2020 heretofore submitted to the Board is hereby accepted for Fiscal Year 2020, for the period ending September 30, 2020; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 26th day of July, 2021.

**BAY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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

10

SOLITUDE

LAKE MANAGEMENT



Bayside/Baycreek CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 07/02/2021

Prepared for:

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

Prepared by:

Christina Kennedy, Aquatic Biologist

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

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Site: A-2

Comments:

Site looks good

Bay Cedar

Shoreline is well maintained. Algae and aquatics are controlled.



July, 2021



July, 2021

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: A-3

Comments:

Normal growth observed

Goldcrest- Shoreline is well maintained. Algae is controlled. Treat as needed for chara, and baby tears, growth currently in littorals.



July, 2021



July, 2021

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: A-4

Comments:

Requires attention

Bay Cedar

Treat shoreline for grasses and brush. Algae and aquatics are controlled.



July, 2021



July, 2021

Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: A-5

Comments:

Normal growth observed
Capri- Spot treat shoreline for grasses and brush. Minimal algae accumulation on floating slender spikerush, growth mostly in the littorals, spot treat where possible.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July, 2021



July, 2021

Site: A-17

Comments:

Normal growth observed
Pennyroyal
Spot treat for torpedoglass, brush, and vines, pondapple noted on south bank. Algae and aquatics are controlled. Aeration was off.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July, 2021



July, 2021

Site: B-7

Comments:

Normal growth observed
Southbridge
Shoreline is well maintained, spot treat minimal alligatorweed. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July, 2021



July, 2021

Site: B-8

Comments:

Requires attention
 Southbridge
 Flow way needs treatment for
 grasses, brush, and vines.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

July, 2021

July, 2021

Site: C-4C

Comments:

Requires attention
 Sand Piper
 Treat torpedograss and brush in
 littorals. Algae and aquatics are
 controlled.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

July, 2021

July, 2021

Site: C-4D

Comments:

Requires attention
 Cypress Island
 Spot treat vines and brush behind
 condos and torpedograss on
 opposing bank. Algae and
 aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

July, 2021

July, 2021

Site: D-2

Comments:

Requires attention

Southbridge

Shoreline is well maintained.

Minimal algae was noted, spot treat as needed.



July, 2021



July, 2021

Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: D-3

Comments:

Site looks good

Southbridge

Shoreline is well maintained.

Algae and aquatics are controlled.



July, 2021



July, 2021

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D-7

Comments:

Normal growth observed

Costa Del Sol

Spot treat Torpedogross,

alligatorweed, and vines.

Algae and aquatics are controlled.

Minimal algae on N shoreline.



July, 2021



July, 2021

Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: D-14

Comments:

Requires attention

Costa Del Sol
Treat torpedograss, brush, cattails, and vines. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July, 2021



July, 2021

Site: E-1

Comments:

Normal growth observed

Palm Colony
Spot treat for minimal alligatorweed, and torpedograss. Aeration and nanobubbler were operating.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July, 2021



July, 2021

Site: E-2

Comments:

Normal growth observed

Palm Colony
Shoreline is well maintained, spot treat minimal growth. Algae and aquatics are controlled. Aeration and nanobubbler operating.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July, 2021



July, 2021

Site: E-3

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July, 2021



July, 2021

Site: E-4

Comments:

Requires attention

Sand Piper
Less algae observed this month,
retreat surface algae to help
dissipate mats. Aeration operating
nanobubbler off.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July, 2021



July, 2021

Site: E-5

Comments:

Site looks good

Sand Piper
Shoreline is well maintained.
Algae and aquatics are controlled.
Aeration operating nanobubbler
off.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July, 2021



July, 2021

Site: F-1

Comments:

Normal growth observed

Las Palmas

Shoreline is well maintained, spot treat minimal torpedograss. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



July, 2021



July, 2021

Site: F-2

Comments:

Site looks good

Tuscany Isle

Shoreline is well maintained, some spikerush looked cut. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July, 2021



July, 2021

Site: F-5

Comments:

Requires attention

TuscanyIsle: Treat for torpedograss. Monitor aquatics for nuisance growth of chara, bacopa, and slender spikerush.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



July, 2021



July, 2021

Site: F-9

Comments:

Normal growth observed

Bellagio
Shoreline is well maintained, spot treat pennywort. Algae and aquatics are controlled. Grass clippings noted from trim.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July, 2021



July, 2021

Site: F-13

Comments:

Requires attention

Cielo
Treat shoreline for torpedograss, vines, and cattails. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July, 2021



July, 2021

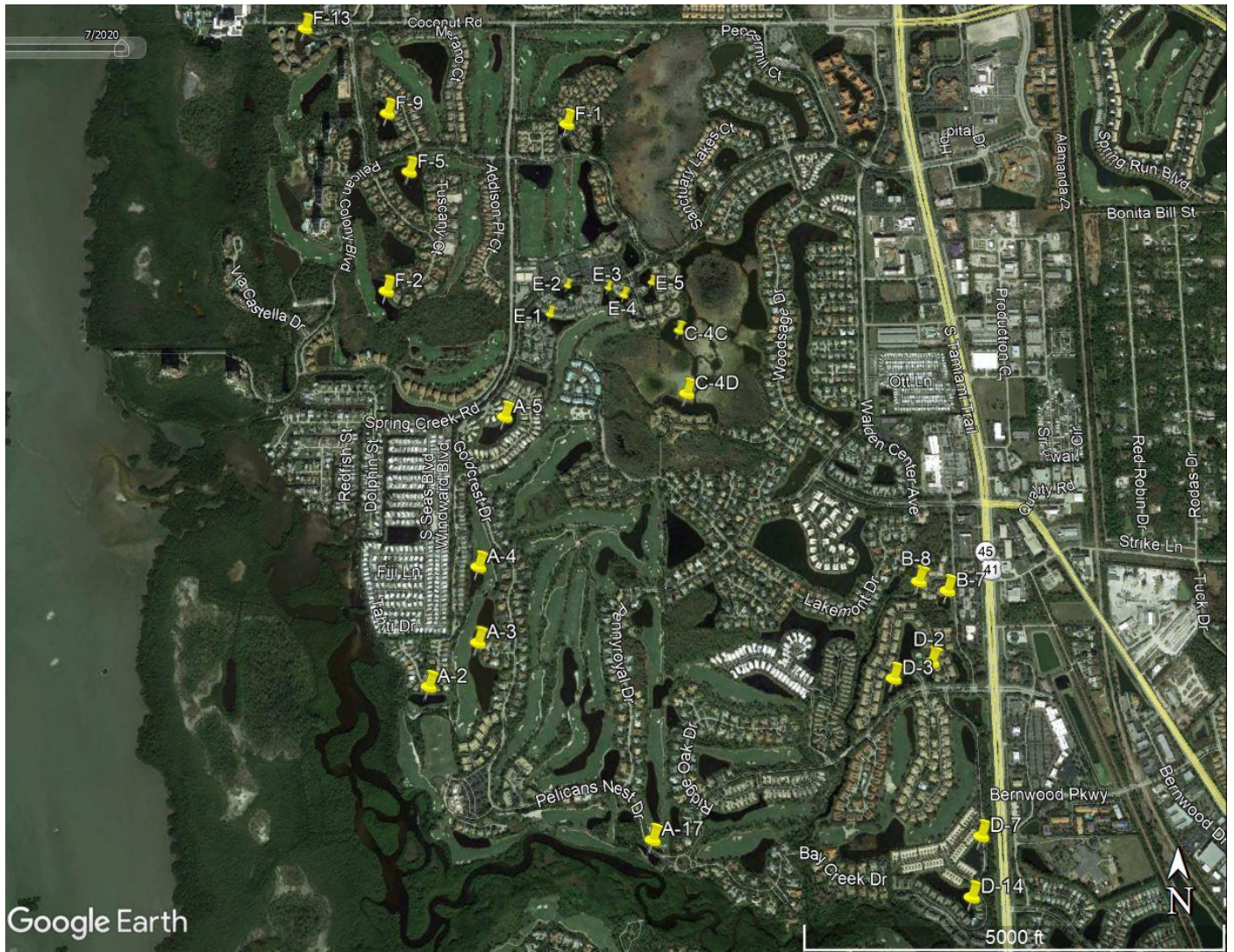
Management Summary

- This month's activities have been standard lake maintenance.
- We continue to add beneficial bacteria to the four outfall lakes A-2, A-17, D-8, F-12. We also add bacteria to F-1, F-6, F-16, E-4 and E-5 to help reduce nutrients that cause algae blooms.
- The first of three water sampling sessions was completed per the water quality task force at sites A8, A17, B4, B8, D4, and T1. The next event will be scheduled after the first discharge but is dependent on rainfall, exact date TBD.
- The next sampling for the bacteria study had to be rescheduled due to tropical storm Elsa and is now set to occur on 7/19/2021.

Additional Observations:

- Site A18: Aeration and nanobubble machine both operational, site condition was good.
- The aeration at lakes E3 and A17 were down at the time of the inspection however they are now both operational.
- The nanobubble systems at sites E3-E5 are being inspected on 7/9/2021 with a technician from Solitude and a representative from the manufacturer (Molear) to determine necessary repairs. The pump at E3 is also being replaced.

Site	Comments	Target	Action Required
A-2	Site looks good	Species non-specific	Routine maintenance next visit
A-3	Normal growth observed	Submersed vegetation	Routine maintenance next visit
A-4	Requires attention	Torpedoglass	Routine maintenance next visit
A-5	Normal growth observed	Surface algae	Routine maintenance next visit
A-17	Normal growth observed	Shoreline weeds	Routine maintenance next visit
B-7	Normal growth observed	Shoreline weeds	Routine maintenance next visit
B-8	Requires attention	Shoreline weeds	Routine maintenance next visit
C-4C	Requires attention	Torpedoglass	Routine maintenance next visit
C-4D	Requires attention	Shoreline weeds	Routine maintenance next visit
D-2	Requires attention	Surface algae	Routine maintenance next visit
D-3	Site looks good	Species non-specific	Routine maintenance next visit
D-7	Normal growth observed	Surface algae	Routine maintenance next visit
D-14	Requires attention	Shoreline weeds	Routine maintenance next visit
E-1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
E-2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
E-3	Site looks good	Species non-specific	Routine maintenance next visit
E-4	Requires attention	Surface algae	Routine maintenance next visit
E-5	Site looks good	Species non-specific	Routine maintenance next visit
F-1	Normal growth observed	Torpedoglass	Routine maintenance next visit
F-2	Site looks good	Species non-specific	Routine maintenance next visit
F-5	Requires attention	Torpedoglass	Routine maintenance next visit
F-9	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F-13	Requires attention	Shoreline weeds	Routine maintenance next visit



From: Christina Kennedy <christina.kennedy@solitudelake.com>

Sent: Friday, July 9, 2021 4:57 PM

To: Cleo Adams <crismond@whhassociates.com>; Chuck Adams <adamsc@whhassociates.com>; Karen Montgomery <karenm1109@gmail.com>; Ed Shino <edshinousk@gmail.com>; cc: Gary <rgdurney@yahoo.com>

Cc: Bill Kurth Solitude <bkurth@solitudelake.com>; Jeffrey Moding Solitude <jmoding@solitudelake.com>; Mason Maher <mason.maher@solitudelake.com>

Subject: Bayside-Baycreek Total Nitrogen testing results

Hello Cleo,

Attached is the completed report for 1 of 3 total nitrogen (TN) testing for Bayside-Bay Creek. I'm sure you will include this in the agenda for July but I wasn't sure how you wanted to handle this internally so I sent it separate from the monthly report.

Sites A8, B4, and B8 had acceptable nitrogen levels per Solitude standards.

Sites A17, T1, and D4 had high nitrogen per Solitude standards.

These results suggest that the well water at sites A8, and B4 are not major contributors to the TN. Since the TN at site B8 was also low this means that there isn't a large impact from offsite on TN levels.

D4 was very high in TN which is not surprising since this lake acts as a holding pond for the reclaimed water and is likely contributing to nutrient loading.

Sites T1, and A17 were also high in TN, outfall lakes tend to accumulate the poorest water quality, since they are at the bottom of lake chains.

Given that the irrigation lakes (A8/B4), and B8 had relatively low TN, the data points to the majority of the TN loading originating within the local watershed of Bayside-Baycreek CDD.

It should also be noted that all sites exceed the impairment level for TN for Estero Bay which I believe was 0.7 ppm or 700 ppb.

Christina Kennedy !! New Phone Number !!

Regional Biologist/Account Representative



P: 888.480.5253 | C: 239.365.9444
www.solitudelakemanagement.com

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Bayside-Baycreek CDD

Total Nitrogen

Sample date: 7/2/2021

Report date: 7/8/2021

Produced by:

Ryan Ebanks, Laboratory Scientist

Christina Kennedy, Field Biologist

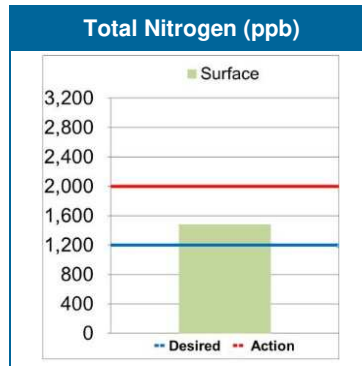


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SOLITUDE
LAKE MANAGEMENT

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Site Readings				
Test	Desired Range	Action Level	Result	Your Range
Total Nitrogen	< 1,200 ppb	> 2,000 ppb	1,480	Normal



Recommendations and Observations

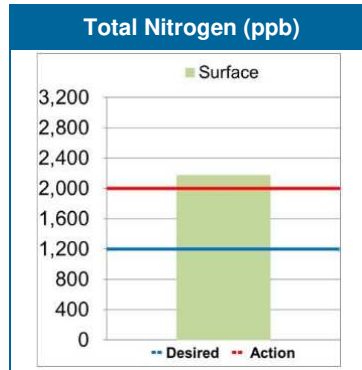
Based on test results, the following is recommended:

- Watershed management
- On-going water quality monitoring

All measured parameters are within the desired range for a healthy lake system. It is recommended to continue monitoring water quality since lakes are likely to experience seasonal variation.

Measured:	Perimeter Feet: 1,044	Surface Acres: 1.45
------------------	-----------------------	---------------------

Site Readings				
Test	Desired Range	Action Level	Result	Your Range
Total Nitrogen	< 1,200 ppb	> 2,000 ppb	2,172	High



Measured:	Perimeter Feet: 1,011	Surface Acres: 0.66
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Recommendations and Observations

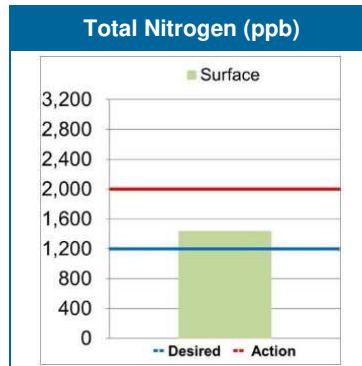
Based on test results, the following is recommended:

- Nitrogen reduction
- Watershed management
- On-going water quality monitoring

Water quality analysis suggests that this site is experiencing elevated nitrogen levels.

Elevated nitrogen may be due to fertilizer runoff, decaying plant material, or low oxygen levels at the bottom of the water column.

Site Readings				
Test	Desired Range	Action Level	Result	Your Range
Total Nitrogen	< 1,200 ppb	> 2,000 ppb	1,434	Normal



Recommendations and Observations

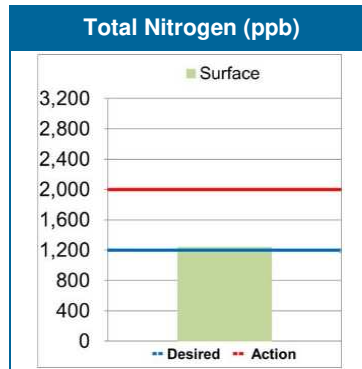
Based on test results, the following is recommended:

- Watershed management
- On-going water quality monitoring

All measured parameters are within the desired range for a healthy lake system. It is recommended to continue monitoring water quality since lakes are likely to experience seasonal variation.

Measured:	Perimeter Feet: 5,599	Surface Acres: 15
------------------	-----------------------	-------------------

Site Readings				
Test	Desired Range	Action Level	Result	Your Range
Total Nitrogen	< 1,200 ppb	> 2,000 ppb	1,241	Normal



Recommendations and Observations

Based on test results, the following is recommended:

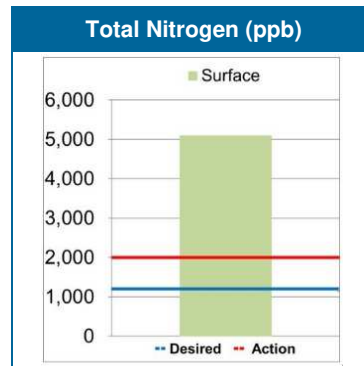
- Watershed management
- On-going water quality monitoring

All measured parameters are within the desired range for a healthy lake system. It is recommended to continue monitoring water quality since lakes are likely to experience seasonal variation.

Measured:	Perimeter Feet: 2,980	Surface Acres: 0.98
------------------	-----------------------	---------------------



Site Readings				
Test	Desired Range	Action Level	Result	Your Range
Total Nitrogen	< 1,200 ppb	> 2,000 ppb	5,099	High



Recommendations and Observations

Based on test results, the following is recommended:

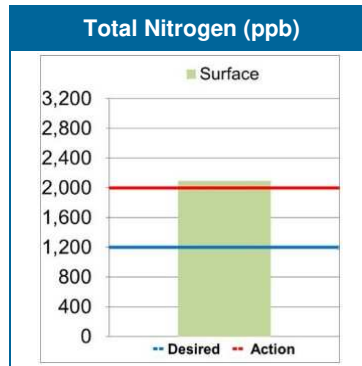
- Nitrogen reduction
- Watershed management
- On-going water quality monitoring

Water quality analysis suggests that this site is experiencing elevated nitrogen levels.

Elevated nitrogen may be due to fertilizer runoff, decaying plant material, or low oxygen levels at the bottom of the water column.

Measured:	Perimeter Feet: 1,235	Surface Acres: 1.85
------------------	-----------------------	---------------------

Site Readings				
Test	Desired Range	Action Level	Result	Your Range
Total Nitrogen	< 1,200 ppb	> 2,000 ppb	2,090	High



Measured:	Perimeter Feet: 6,099	Surface Acres: 4.63
------------------	-----------------------	---------------------

Recommendations and Observations

Based on test results, the following is recommended:

- Nitrogen reduction
- Watershed management
- On-going water quality monitoring

Water quality analysis suggests that this site is experiencing elevated nitrogen levels.

Elevated nitrogen may be due to fertilizer runoff, decaying plant material, or low oxygen levels at the bottom of the water column.

Trophic State Index (TSI)		
<p>A Trophic State Index (TSI) provides a single quantitative result for the purpose of classifying and ranking lakes in terms of water quality.</p> <p>Nutrients such as phosphorus are usually the limiting resource for algae and plant abundance and therefore are used in creating a TSI reference number. Generally, the higher the lakes TSI the greater the likelihood of elevated nutrient levels, increased algae problems and decreased water clarity.</p> <p>Due to the dynamic nature of Florida's geology and differing climate zones, regional locations may differ slightly in what is considered a healthy water quality profile.</p>		
TSI Values	Trophic Status	Attributes
30-40	Oligotrophic	Clear water, few plants and algae, small bass
40-50	Mesotrophic	Water moderately clear, but increasing probability of anoxia, green algae are likely dominant, balanced fishery with medium sized bass
50-60	Eutrophic	Decreased transparency, occasional light algal blooms, lots of available food making for large bass
60-70	Eutrophic	Dominance of blue-green algae, algal scums possible, extensive macrophyte problems possible, higher probability of anoxia, fishery starting to decline
70-80	Hypereutrophic	Dominance of blue-green algae, frequent algal scums, higher probability of anoxia, stunted fishery
>80	Hypereutrophic	Algal scums, higher probability of anoxia, fish kills, few macrophytes, very poor water clarity

More information on data sources available upon request.

Secchi depth

A mechanical test to judge water clarity, accomplished by lowering a black and white disk into the water and recording the point at which it can no longer be seen.

- Higher values indicate greater water clarity.
- Nutrient rich lakes tend to have Secchi depths less than 9 feet and highly enriched sites less than 3 feet.

Nutrient Tested	Desired Range	Action Level	Issues with high levels	Likely causes of high levels
Total Phosphorus	< 30 ppb	> 100 ppb	>100 ppb can unbalance the ecosystem	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments
Total Nitrogen	< 1200 ppb	>2000 ppb	>1200 ppb can unbalance the ecosystem	Landscape fertilizer runoff
Ammonia	< 100 ppb	>250 ppb	>500 ppb can be toxic to fish and animals	Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen)
Nutrient Thresholds				
<p>The desired range is the threshold value recommended for freshwaters in order maintain a balanced ecosystem.</p> <p>If nutrients are measured above the action level, it is likely that the nutrient levels may have a detrimental effect on aquatic life and long-term lake health. Action needs to be taken at this point to maintain a healthy ecosystem. Nutrients above the action level will require more maintenance.</p>				
TN/TP Ratio				
<p>The TN/TP ratio can provide a useful clue as to the relative importance of nitrogen or phosphorus toward the abundance of algae in a waterbody.</p> <p>In general, the lower the TN/TP ratio the more cyanobacteria bacteria will be present (i.e., Microcystis) and the higher the TN/TP ratio the more desirable green algae will be present. Studies done on TN/TP ratios have found good agreement in predicting the type of algae present (Schindler et al., 2008; Yoshimasa Amano et al., 2008).</p>				

Dissolved Oxygen

The most critical indicator of a lake's health and water quality.

- Oxygen is added to aquatic ecosystems by aquatic plants and algae through photosynthesis and by diffusion at the water's surface and atmosphere interface.
- Oxygen is required for fast oxidation of organic wastes including bottom muck.
- When the oxygen is used up in the bottom of the lake, anaerobic bacteria continue to breakdown organic materials, creating toxic gasses such as hydrogen sulfide.
- For a healthy game-fish population, oxygen levels should not go below 4.0 ppb

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

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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGET
FISCAL YEAR 2022**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
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Enterprise Fund 401/451 Combined Budget - Irrigation	16 to 17
Combined Enterprise Funds - Definitions of Expenditures	18 to 20
Enterprise Fund 401 Budget Bayside Improvement	21 to 22
Enterprise Fund 451 Budget Bay Creek	23 to 24
Assessment Summaries	25 to 32

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
REVENUES						
Assessment levy: on-roll - gross	\$ 2,321,727				\$ 2,411,834	
Allowable discounts (4%)	(69,652)				(96,473)	
Assessment levy: on-roll - net	2,252,075	\$ 2,155,892	\$ 96,201	\$ 2,252,093	2,315,361	3%
Interest	1,500	60	1,442	1,502	1,500	0%
Street sweeping	10,000	-	10,000	10,000	10,000	0%
Miscellaneous-FEMA/State reimb	-	2,240	-	2,240	-	N/A
Total revenues	2,263,575	2,158,192	107,643	2,265,835	2,326,861	3%
EXPENDITURES						
Professional fees						
Supervisors	19,377	8,396	10,981	19,377	19,377	0%
Engineering	18,750	11,723	10,000	21,723	21,750	16%
Legal	18,750	13,013	12,000	25,013	24,000	28%
Audit	18,000	2,626	15,374	18,000	18,000	0%
Management	42,000	21,000	21,000	42,000	42,000	0%
Accounting & payroll	16,799	8,399	8,400	16,799	16,799	0%
Computer services	5,040	3,049	1,991	5,040	5,040	0%
Assessment roll preparation	8,476	8,476	-	8,476	8,476	0%
Telephone	950	475	475	950	950	0%
Postage & reproduction	1,350	630	720	1,350	1,350	0%
Printing and binding	4,918	2,459	2,459	4,918	4,918	0%
Legal Notices and Communications	1,125	328	797	1,125	1,125	0%
Office supplies	150	428	400	828	600	300%
Subscriptions and memberships	263	263	-	263	263	0%
ADA website compliance	253	158	95	253	253	0%
Insurance	16,350	16,668	-	16,668	17,168	5%
Miscellaneous (bank fees)	6,750	2,711	3,000	5,711	6,750	0%
Total professional fees	179,301	100,802	87,693	188,494	188,819	5%
Field management						
Other contractual	37,799	18,899	18,900	37,799	37,799	0%
Total field management	37,799	18,899	18,900	37,799	37,799	0%
Water management services						
NPDES program	3,165	797	2,368	3,165	3,165	0%
Other contractual services: lakes	180,405	81,686	98,719	180,405	200,661	11%
Other contractual services: wetlands	36,714	16,336	20,378	36,714	37,980	3%
Other contractual services: culverts/drains	25,320	5,995	46,819	52,814	37,980	50%
Other contractual services: lake health	6,330	2,100	1,530	3,630	6,330	0%
Aquascaping	18,990	17,724	-	17,724	18,990	0%
Capital outlay	9,495	-	-	-	9,495	0%
Repairs and Maintenance (Aerators)	9,495	5,462	4,033	9,495	9,495	0%
Total water management	289,914	130,100	173,847	303,947	324,096	12%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
EXPENDITURES AND OTHER USES (continued)						
Street lighting						
Contractual Services	40,000	24,553	15,447	40,000	40,000	0%
Electricity	39,000	19,575	19,425	39,000	39,000	0%
Total street lighting	<u>79,000</u>	<u>44,128</u>	<u>34,872</u>	<u>79,000</u>	<u>79,000</u>	0%
Landscape services						
Supervisors	111,000	58,293	58,300	116,593	120,000	8%
Personnel services	925,000	492,033	475,000	967,033	950,000	3%
Other contractual- horticulturalists	3,000	340	1,500	1,840	2,000	-33%
Other contractual-training	1,500	-	1,500	1,500	1,500	0%
Maintenance tracking software	12,000	6,919	3,000	9,919	3,500	-71%
Capital outlay: equipment	55,000	36,832	12,000	48,832	55,000	0%
Fuel	22,000	11,987	11,000	22,987	22,000	0%
Repairs and maintenance (parts)	45,000	16,687	18,000	34,687	40,000	-11%
Insurance	13,986	14,066	-	14,066	14,769	6%
Minor operating equipment	20,000	22,845	(4,000)	18,845	20,000	0%
Horticulture dumpster	35,000	17,225	17,775	35,000	35,000	0%
Employee uniforms	25,000	13,494	13,000	26,494	26,000	4%
Chemicals	60,000	25,985	25,000	50,985	55,000	-8%
Flower program	125,000	68,614	56,386	125,000	125,000	0%
Mulch program	77,000	92,084	(17,000)	75,084	80,000	4%
Plant replacement program	50,000	21,780	15,000	36,780	50,000	0%
Other contractual - tree trimming	9,495	-	9,495	9,495	9,495	0%
Fountain maintenance	7,500	7,339	3,000	10,339	7,500	0%
Office operations	25,000	11,444	12,000	23,444	25,000	0%
Monument maintenance	20,000	-	5,000	5,000	20,000	0%
Total landscape services	<u>1,642,481</u>	<u>917,967</u>	<u>715,956</u>	<u>1,633,923</u>	<u>1,661,764</u>	1%
Roadway services						
Personnel	7,580	4,522	3,058	7,580	7,800	3%
Repairs and maintenance - parts	7,500	508	3,000	3,508	7,500	0%
Insurance	1,500	1,542	-	1,542	1,600	7%
Total roadway services	<u>16,580</u>	<u>6,572</u>	<u>6,058</u>	<u>12,630</u>	<u>16,900</u>	2%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	8,500	4,743	3,757	8,500	8,500	0%
Operating supplies	1,000	-	1,000	1,000	1,000	0%
Total parks and recreation	<u>9,500</u>	<u>4,743</u>	<u>4,757</u>	<u>9,500</u>	<u>9,500</u>	0%
Other fees & charges						
Property appraiser	3,600	3,625	-	3,625	3,625	1%
Tax collector	5,400	5,358	-	5,358	5,358	-1%
Total other fees & charges	<u>9,000</u>	<u>8,983</u>	<u>-</u>	<u>8,983</u>	<u>8,983</u>	0%
Total expenditures	<u>2,263,575</u>	<u>1,232,194</u>	<u>1,042,083</u>	<u>2,274,276</u>	<u>2,326,861</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	-	925,998	(934,440)	(8,441)	-	
Fund balance - beginning (unaudited)	411,541	288,708	1,214,706	288,708	280,267	
Fund balance - ending (projected)	<u>\$ 411,541</u>	<u>\$ 1,214,706</u>	<u>\$ 280,266</u>	<u>\$ 280,267</u>	<u>\$ 280,267</u>	

Description	Total Units	Assessment Summary		Total Revenue	
		2021	2022		
Common & Administration	156.57	\$ 274.70	\$ 279.86	\$ 43,817.68	37,709.88
Full Assessment	3,871.71	568.84	584.31	2,262,278.87	2,291,524.20
Limited Benefit Assessment-outside gates	498.66	153.10	163.69	81,625.66	82,564.60
	<u>4,526.94</u>			<u>2,387,722.21</u>	

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

EXPENDITURES

Professional fees

Supervisors	\$	19,377
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The Districts anticipate 12 meetings in fiscal year 2022.</p>		
Engineering		21,750
<p>Barraco and Associates, Inc., provides a broad array of civil engineering and survey services as requested by the Districts, to assist in crafting solutions with sustainability for the long term interest of the Community - recognizing the needs of government, the environment and maintenance of the District's facilities.</p>		
Legal		24,000
<p>Coleman, Yovanovich and Koester, PA serves Bayside and Daniel H. Cox, PA. serves Bay Creek, both provide on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to the development.</p>		
Audit		18,000
<p>The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.</p>		
Management		42,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.</p>		
Accounting & payroll		16,799
<p>Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service, capital projects, etc.). This includes monthly financials, the annual budget and various other items.</p>		
Computer services		5,040
<p>Wrathell, Hunt and Associates, LLC, provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.</p>		
Assessment roll preparation		8,476
<p>The Districts contract with AJC Associates Inc., for this service, which includes preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments.</p>		
Telephone		950
<p>Telephone and fax machine.</p>		
Postage & reproduction		1,350
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>		
Printing and binding		4,918
<p>Letterhead, envelopes, copies, etc.</p>		
Legal Notices and Communications		1,125
<p>The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc. and an electronic newsletter beginning in FY 2013.</p>		

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

Expenditures (Continued)

Office supplies	600
Accounting and administrative supplies.	
Subscriptions and memberships	263
Annual fee paid to the Florida Department of Economic Opportunity.	
ADA website compliance	253
Insurance	17,168
The Districts carry public officials and general liability insurance with policies written by EGIS.	
The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Miscellaneous (bank fees)	6,750
Bank charges and other miscellaneous expenses incurred during the year.	
Field management	
Other Contractual	37,799
As part of the consulting manager's contract, the Districts retain the services of a field manager. The field manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, ensuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs and attends Board meetings. This service is provided by Wrathell, Hunt and Associates, LLC .	
Water management services	
NPDES program	3,165
As mandated by the Federal Environmental Protection Agency and the Florida State Department of Environmental Protection, the District must participate in the National Pollutant Discharge Elimination System (NPDES). The purpose of the program is to improve stormwater quality through new facility design review, construction activity monitoring, periodic facility review and inspections, public education and sediment control.	
Other Contractual Services	
The Districts contract with licensed and qualified contractors to provide lake and wetland maintenance services. The District's have completed lake water quality testing and research project and will be implementing recommendations that were offered as a result of the year long review and final analysis. Additionally, the Districts have accepted the responsibility for operating and maintaining the communities culverts and drains that are a part of the primary roadway systems and amenity parking lots.	
Other contractual services: lakes	200,661
Other contractual services: wetlands	37,980
Other contractual services: culverts/drains	37,980
Other contractual services: lake health	6,330
Aquascaping	18,990
Planting of aquatic and wetland plants to ensure the integrity of the storm water management systems.	
Capital outlay	9,495
Purchase and installation of additional aeration systems.	
Repairs and Maintenance (Aerators)	9,495
Unforeseen costs that may be incurred.	

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

Expenditures (continued)

Street lighting

Contractual Services	40,000
The Districts contract with a licensed and insured electrician to service their street, landscape	
Electricity	39,000
The Districts are charged monthly per Florida Power & Light's streetlight schedule s-1 for	
streetlight electric and metered usage for signage and landscape lighting.	

Landscape services

Supervisors	120,000
Includes salary, taxes and benefits for the Districts' field manager and irrigation manager.	
Personnel services	950,000
Includes salary, taxes and benefits for the Districts' in-house landscape maintenance crew.	
Other contractual- horticulturalists	2,000
Periodic professional review and report of landscape maintenance practices.	
Other contractual-training	1,500
Covers periodic training of staff by Horticulturalists or other Industry Professionals.	
Maintenance tracking software	3,500
Continued implementation of a Landscape Services activity tracking program. This service is	
provided by Monday and includes an annual subscription.	
Capital outlay: equipment	55,000
Department related purchase of vehicles and equipment. The Districts anticipate new	
additional equipment needs including replacement mower and a 1 ton truck.	
Fuel	22,000
Cost of fuel for vehicles and equipment used by the Districts.	
Repairs and maintenance (parts)	40,000
Parts replacement for vehicles and equipment.	
Insurance	14,769
Insurance costs for automobiles, property and workers' compensation.	
Minor operating equipment	20,000
Costs associated with small equipment purchases.	
Horticulture dumpster	35,000
Costs associated with the disposal of the Districts' horticulture debris that accumulates during	
pruning operations.	
Employee uniforms	26,000
Costs associated with employee uniforms.	
Chemicals	55,000
Landscape maintenance requires the use of chemicals for the control of unwanted weeds,	
insects and diseases, as well as fertilizers, to promote the growth and health of landscape	
materials within the common areas and rights-of way.	
Flower program	125,000
The Districts' flower program consists of replacing flowers within certain landscape and	
signage areas three times a year.	
Mulch program	80,000
The Districts' mulch program is intended to provide aesthetic value while at the same time	
providing a barrier to hold moisture, protect plant roots and deter unwanted weed growth in	
the landscape planting beds.	

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

Expenditures (continued)	
Plant replacement program	50,000
Replacement and renovation of landscape material.	
Other contractual - tree trimming	9,495
Tree trimming of trees within the Districts' common areas and parks that exceed the on site	
Fountain maintenance	7,500
Cost of maintaining the entry feature.	
Office operations	25,000
Office supplies and maintenance for the field office.	
Monument maintenance	20,000
Annual cost of pressure washing and painting the monuments. This includes the monuments and brick pavers at the central fountain.	
Roadway services	7,800
Personnel	
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and maintenance - parts	7,500
Insurance	1,600
Insurance costs for automobiles that relate to this department.	
Parks & Recreation	
Utilities	8,500
These expenditures relate to water/sewer and electrical expense for Central Park, which includes a water feature and two (2) floating fountains.	
Operating supplies	1,000
These expenditures include costs related to central park and miscellaneous supplies and part replacement used during the daily activities of the department.	
Other fees & charges	
Property appraiser	3,625
The property appraiser charges \$1.00 per parcel.	
Tax collector	5,358
The tax collector charges \$1.50 per parcel.	
Total expenditures	\$ 2,326,861

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Revenues & Expenditures		
REVENUES						
Assessment levy: on-roll - gross	\$ 1,869,496				\$ 1,942,140	
Allowable discounts (4%)	(56,085)				(77,686)	
Assessment levy: on-roll - net	1,813,411	\$ 1,740,111	\$ 73,300	\$ 1,813,411	1,864,454	3%
Interest	1,211	42	1,169	1,211	1,211	0%
Street sweeping	8,072	-	8,076	8,076	8,072	0%
Miscellaneous-FEMA/State reimb	-	1,831	-	1,831	-	N/A
Total revenues	1,822,694	1,741,984	82,545	1,824,529	1,873,737	3%
EXPENDITURES						
Professional fees						
Supervisors**	9,689	4,198	5,491	9,689	9,689	0%
Engineering	15,214	9,512	8,114	17,626	17,648	16%
Legal	15,214	10,559	9,737	20,296	19,474	28%
Audit**	9,000	1,313	7,687	9,000	9,000	0%
Management	34,079	17,039	17,039	34,078	34,079	0%
Accounting & payroll	13,631	6,815	6,816	13,631	13,631	0%
Computer services	4,089	2,474	1,615	4,089	4,089	0%
Assessment roll preparation	6,877	6,877	-	6,877	6,877	0%
Telephone	771	385	385	770	771	0%
Postage & reproduction	1,095	511	584	1,095	1,095	0%
Printing and binding	3,990	1,995	1,995	3,990	3,990	0%
Legal Notices and Communications	913	266	647	913	913	0%
Office supplies	122	347	325	672	487	299%
Subscriptions and memberships	213	213	-	213	213	0%
ADA website compliance	205	128	77	205	205	0%
Insurance**	8,175	8,334	-	8,334	8,584	5%
Miscellaneous (bank fees)	5,477	2,203	2,434	4,637	5,477	0%
Total professional fees	128,754	73,169	62,946	136,115	136,222	6%
Field management						
Other contractual	30,670	15,335	15,335	30,670	30,670	0%
Total field management	30,670	15,335	15,335	30,670	30,670	0%
Water management services						
NPDES program	2,568	647	1,921	2,568	2,568	0%
Other contractual services: lakes	146,381	66,280	80,101	146,381	162,816	11%
Other contractual services: wetlands	29,790	13,255	16,535	29,790	30,817	3%
Other contractual services: culverts/dra	20,545	4,520	37,989	42,509	30,817	50%
Other contractual services: lake health	5,136	1,704	1,241	2,945	5,136	0%
Aquascaping	15,408	14,381	-	14,381	15,408	0%
Capital outlay	7,704	-	-	-	7,704	0%
Repairs and Maintenance (Aerators)	7,704	4,432	3,272	7,704	7,704	0%
Total water management	235,236	105,219	141,059	246,278	262,970	12%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
EXPENDITURES (continued)						
Street lighting						
Contractual Services	32,456	19,922	12,534	32,456	32,456	0%
Electricity	31,645	15,883	15,761	31,644	31,645	0%
Equipment	-	-	-	-	-	N/A
Total street lighting	64,101	35,805	28,295	64,100	64,101	0%
Landscape services						
Supervisor	90,065	47,296	47,305	94,601	97,368	8%
Personnel services	750,545	399,166	385,415	784,581	770,830	3%
Other contractual- horticulturalists	2,434	276	1,217	1,493	1,623	-33%
Other contractual-training	1,217	-	1,217	1,217	1,217	0%
Maintenance tracking software	9,737	5,614	2,434	8,048	2,840	-71%
Capital outlay: equipment	44,627	29,826	9,737	39,563	44,627	0%
Fuel	17,851	9,850	8,925	18,775	17,851	0%
Repairs and maintenance (parts)	36,513	13,540	14,605	28,145	32,456	-11%
Insurance	11,348	11,389	-	11,389	11,984	6%
Minor operating equipment	16,228	18,557	(3,246)	15,311	16,228	0%
Horticulture dumpster	28,399	13,976	14,423	28,399	28,399	0%
Employee uniforms	20,285	10,949	10,548	21,497	21,096	4%
Chemicals	48,684	21,084	20,285	41,369	44,627	-8%
Flower program	101,425	55,674	45,752	101,426	101,425	0%
Mulch program	62,478	74,718	(13,794)	60,924	64,912	4%
Plant replacement program	40,570	17,672	12,171	29,843	40,570	0%
Other contractual - tree trimming	7,704	-	7,704	7,704	7,704	0%
Fountain maintenance	6,086	5,967	2,434	8,401	6,086	0%
Office operations	20,285	9,265	9,737	19,002	20,285	0%
Monument maintenance	16,228	-	4,057	4,057	16,228	0%
Total landscape services	1,332,709	744,819	580,926	1,325,745	1,348,356	1%
Roadway services						
Personnel	6,150	3,669	2,481	6,150	6,329	3%
Repairs and maintenance - parts	6,086	412	2,434	2,846	6,086	0%
Insurance	1,217	1,249	-	1,249	1,298	7%
Total roadway services	13,453	5,330	4,915	10,245	13,713	2%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	8,160	4,553	3,048	7,601	8,160	0%
Operating supplies	960	-	811	811	960	0%
Total parks and recreation	<u>9,120</u>	<u>4,553</u>	<u>3,859</u>	<u>8,412</u>	<u>9,120</u>	<u>0%</u>
Other fees & charges						
Property appraiser	3,456	3,480	-	3,480	3,480	1%
Tax collector	5,184	5,144	-	5,144	5,144	-1%
Total other fees & charges	<u>8,640</u>	<u>8,624</u>	<u>-</u>	<u>8,624</u>	<u>8,624</u>	<u>0%</u>
Total expenditures	<u>1,822,683</u>	<u>992,854</u>	<u>837,335</u>	<u>1,830,189</u>	<u>1,873,776</u>	<u>3%</u>
Excess/(deficiency) of revenues over/(under) expenditures	11	749,130	(754,790)	(5,660)	(39)	
Fund balance - beginning (unaudited)	279,944	233,376	982,506	233,376	227,716	
Fund balance - ending (projected)	<u>\$ 279,955</u>	<u>\$ 982,506</u>	<u>\$ 227,716</u>	<u>\$ 227,716</u>	<u>\$ 227,677</u>	

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

Description	Total Units	Assessment Summary		Total Revenue
		2021	2022	
Common & Administration	156.57	\$ 230.98	\$ 240.85	\$ 37,709.88
Full Assessment	3043.17	578.50	599.33	1,823,863.08
Limited Benefit Assessment-outside ga	487.93	149.32	165.12	80,567.00
	<u>3,687.67</u>			<u>\$ 1,942,139.96</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
REVENUES						
Assessment levy: on-roll - gross	\$ 452,249				\$ 469,659	
Allowable discounts (4%)	(13,567)				(18,786)	
Assessment levy: on-roll - net	438,682	\$ 415,781	\$ 22,901	\$ 438,682	450,873	3%
Interest	291	18	273	291	291	0%
Street sweeping	1,928	-	1,924	1,924	1,928	0%
Miscellaneous-FEMA/State reimbursement	-	409	-	409	-	N/A
Total revenues	440,901	416,208	25,098	441,306	453,092	3%
EXPENDITURES						
Professional fees						
Supervisors**	9,689	4,198	5,491	9,689	9,689	0%
Engineering	3,536	2,211	1,886	4,097	4,102	16%
Legal	3,536	2,454	2,263	4,717	4,526	28%
Audit**	9,000	1,313	7,687	9,000	9,000	0%
Management	7,921	3,961	3,961	7,922	7,921	0%
Accounting & payroll	3,168	1,584	1,584	3,168	3,168	0%
Computer services	951	575	376	951	951	0%
Assessment roll preparation	1,599	1,599	-	1,599	1,599	0%
Telephone	179	90	90	180	179	0%
Postage & reproduction	255	119	136	255	255	0%
Printing and binding	928	464	464	928	928	0%
Legal Notices and Communications	212	62	150	212	212	0%
Office supplies	28	81	75	156	113	304%
Subscriptions and memberships	50	50	-	50	50	0%
ADA website compliance	48	30	18	48	48	0%
Insurance**	8,175	8,334	-	8,334	8,584	5%
Miscellaneous (bank fees)	1,273	508	566	1,074	1,273	0%
Total professional fees	50,548	27,633	24,747	52,380	52,598	4%
Field management						
Other contractual	7,129	3,564	3,565	7,129	7,129	0%
Total field management	7,129	3,564	3,565	7,129	7,129	0%
Water management services						
NPDES program	597	150	447	597	597	0%
Other contractual services: lakes	34,024	15,406	18,618	34,024	37,845	11%
Other contractual services: wetlands	6,924	3,081	3,843	6,924	7,163	3%
Other contractual services: culverts/drains	4,775	1,475	8,830	10,305	7,163	50%
Other contractual services: lake health	1,194	396	289	685	1,194	0%
Aquascaping	3,582	3,343	-	3,343	3,582	0%
Capital outlay	1,791	-	-	-	1,791	0%
Repairs and Maintenance (Aerators)	1,791	1,030	761	1,791	1,791	0%
Total water management	54,678	24,881	32,788	57,669	61,126	12%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
EXPENDITURES (continued)						
Street lighting						
Contractual Services	7,544	4,631	2,913	7,544	7,544	0%
Electricity	7,355	3,692	3,664	7,356	7,355	0%
Total street lighting	<u>14,899</u>	<u>8,323</u>	<u>6,577</u>	<u>14,900</u>	<u>14,899</u>	0%
Landscape services						
Supervisor	20,935	10,997	10,995	21,992	22,632	8%
Personnel services	174,455	92,867	89,585	182,452	179,170	3%
Other contractual- horticulturalists	566	64	283	347	377	-33%
Other contractual-training	283	-	283	283	283	0%
Maintenance tracking software	2,263	1,305	566	1,871	660	-71%
Capital outlay	10,373	7,006	2,263	9,269	10,373	0%
Fuel	4,149	2,137	2,075	4,212	4,149	0%
Repairs and maintenance (parts)	8,487	3,147	3,395	6,542	7,544	-11%
Insurance	2,638	2,677	-	2,677	2,785	6%
Minor operating equipment	3,772	4,288	(754)	3,534	3,772	0%
Horticulture dumpster	6,601	3,249	3,352	6,601	6,601	0%
Employee uniforms	4,715	2,545	2,452	4,997	4,904	4%
Chemicals	11,316	4,901	4,715	9,616	10,373	-8%
Flower program	23,575	12,940	10,634	23,574	23,575	0%
Mulch program	14,522	17,366	(3,206)	14,160	15,088	4%
Plant replacement program	9,430	4,108	2,829	6,937	9,430	0%
Other contractual - tree trimming	1,791	-	1,791	1,791	1,791	0%
Fountain maintenance	1,415	1,372	566	1,938	1,415	0%
Office operations	4,715	2,179	2,263	4,442	4,715	0%
Monument maintenance	3,772	-	943	943	3,772	0%
Hurricane clean up	-	-	-	-	-	N/A
Total landscape services	<u>309,773</u>	<u>173,148</u>	<u>135,030</u>	<u>308,178</u>	<u>313,409</u>	1%
Roadway services						
Personnel	1,430	853	577	1,430	1,471	3%
Repairs and maintenance - parts	1,415	96	566	662	1,415	0%
Insurance	283	293	-	293	302	7%
Total roadway services	<u>3,128</u>	<u>1,242</u>	<u>1,143</u>	<u>2,385</u>	<u>3,188</u>	2%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	340	190	709	899	340	0%
Operating supplies	40	-	189	189	40	0%
Total parks and recreation	<u>380</u>	<u>190</u>	<u>898</u>	<u>1,088</u>	<u>380</u>	0%
Other fees & charges						
Property appraiser	144	145	-	145	145	1%
Tax collector	216	214	-	214	214	-1%
Total other fees & charges	<u>360</u>	<u>359</u>	<u>-</u>	<u>359</u>	<u>359</u>	0%
Total expenditures	<u>440,895</u>	<u>239,340</u>	<u>204,748</u>	<u>444,088</u>	<u>453,088</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	6	176,868	(179,650)	(2,782)	4	
Fund balance - beginning (unaudited)	131,596	55,332	232,200	55,332	52,550	
Fund balance - ending (projected)	<u>\$ 131,602</u>	<u>\$ 232,200</u>	<u>\$ 52,550</u>	<u>\$ 52,550</u>	<u>\$ 52,554</u>	

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

Description	Total Units	Assessment Summary		Total Revenue
		2021	2022	
Full Assessment	828.54	\$ 543.64	\$ 564.44	\$ 467,661.12
Limited Benefit Assessment-outside gates	10.73	169.76	186.17	1,997.60
	<u>839.27</u>			<u>\$ 469,658.72</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
REVENUES						
Assessment levy: on-roll - gross	\$ 733,146				\$ 747,033	
Allowable discounts (4%)	(21,994)				(29,881)	
Assessment levy: on-roll - net	711,152	\$ 680,416	\$ 30,736	\$ 711,152	717,152	1%
Interest	2,500	5,050	-	5,050	2,500	0%
Total revenues	713,652	685,466	30,736	716,202	719,652	1%
EXPENDITURES						
Professional fees						
Accounting & payroll	9,380	4,690	4,690	9,380	9,380	0%
Computer services	3,411	1,706	1,705	3,411	3,411	0%
Assessment roll preparation	1,150	1,150	-	1,150	1,150	0%
Field management	14,211	7,106	7,105	14,211	14,211	0%
Total professional fees	28,152	14,652	13,500	28,152	28,152	0%
Street lighting						
Contractual services - lightpoles	5,000	4,675	325	5,000	5,000	0%
Total street lighting	5,000	4,675	325	5,000	5,000	0%
Landscape services						
Personnel services	310,000	147,585	162,415	310,000	333,000	7%
Other contractual- horticulturalists	3,500	-	1,500	1,500	1,500	-57%
Other contractual- training	1,500	750	750	1,500	1,500	0%
Capital outlay	20,000	-	5,000	5,000	20,000	0%
Fuel	10,000	1,205	6,000	7,205	8,000	-20%
Repairs & maintenance (parts)	22,000	3,984	10,000	13,984	15,000	-32%
Insurance	9,500	2,293	-	2,293	3,000	-68%
Horticulture dumpster	17,500	9,425	9,400	18,825	19,000	9%
Miscellaneous equipment	3,500	381	1,000	1,381	2,500	-29%
Chemicals	15,000	7,027	7,973	15,000	15,000	0%
Flower program	50,000	31,640	18,360	50,000	50,000	0%
Mulch program	45,000	27,117	17,883	45,000	45,000	0%
Plant replacement program	40,000	3,211	36,789	40,000	40,000	0%
Other contractual - tree trimming	10,000	-	3,000	3,000	10,000	0%
Monument maintenance	3,000	-	3,000	3,000	3,000	0%
Total landscape services	560,500	234,618	283,070	517,688	566,500	1%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
Fountain services						
Operating supplies	120,000	48,995	60,000	108,995	120,000	0%
Total fountain services	120,000	48,995	60,000	108,995	120,000	0%
Total expenditures	713,652	302,940	356,895	659,835	719,652	1%
Excess/(deficiency) of revenues over/(under) expenditures	-	382,526	(326,159)	56,367	-	
Fund balance - beginning (unaudited)	219,020	238,097	620,623	238,097	294,464	
Fund balance - ending (projected)	<u>\$ 219,020</u>	<u>\$ 620,623</u>	<u>\$ 294,464</u>	<u>\$ 294,464</u>	<u>\$ 294,464</u>	

Description	Total Units	Assessments		Total Revenue
		2021	2022	
002 Assessment	1,259.63	\$ 582.03	\$ 593.06	\$ 747,036.17

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Revenues & Expenditures		
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 219,155				\$ 348,431	
Allowable discounts (4%)	(5,479)				(13,937)	
Assessment levy - net	213,676	\$ 202,890	\$ 10,786	\$ 213,676	334,494	57%
Irrigation revenue	481,896	209,437	272,459	481,896	581,896	21%
Meter fees	3,500	-	2,000	2,000	3,500	0%
Total revenues	699,072	412,327	285,245	697,572	919,890	32%
OPERATING EXPENSES						
Professional fees						
Supervisors	6,459	2,800	2,500	5,300	6,459	0%
Engineering	6,250	3,908	2,342	6,250	7,250	16%
Legal	6,250	4,337	3,500	7,837	8,000	28%
Audit	6,000	876	5,124	6,000	6,000	0%
Management	15,767	7,884	7,883	15,767	16,082	2%
Accounting & payroll	5,600	2,800	2,800	5,600	5,600	0%
Computer services	1,680	1,016	664	1,680	1,680	0%
Utility billing	29,000	16,341	14,000	30,341	29,000	0%
Telephone	311	156	155	311	311	0%
Postage & reproduction	450	211	239	450	450	0%
Printing and binding	1,639	820	819	1,639	1,639	0%
Legal Notices and Communications	375	109	266	375	375	0%
Office supplies	50	143	-	143	200	300%
Subscriptions and memberships	87	88	-	88	87	0%
ADA website compliance	147	52	95	147	147	0%
Insurance	5,691	5,556	135	5,691	5,976	5%
Miscellaneous (bank fees)	2,250	896	1,354	2,250	2,250	0%
Total Professional fees	88,006	47,993	41,876	89,869	91,506	4%
Field Management fees						
Other contractual services	12,600	6,300	6,300	12,600	12,600	0%
Total field management fees	12,600	6,300	6,300	12,600	12,600	0%
Water management services						
NPDES program	1,835	463	1,000	1,463	1,835	0%
Other contractual services: lakes	104,595	47,360	57,235	104,595	116,339	11%
Other contractual services: wetlands	21,286	9,472	11,814	21,286	22,020	3%
Other contractual services: culverts/drains	14,680	3,229	20,747	23,976	22,020	50%
Other contractual services: lake health	3,670	804	2,866	3,670	3,670	0%
Aquascaping	11,010	10,276	734	11,010	11,010	0%
Capital outlay	5,505	-	5,505	5,505	5,505	0%
Repairs and Maintenance (Aerators)	5,505	3,167	2,338	5,505	5,505	0%
Total water management services	168,086	74,771	102,239	177,010	187,904	12%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues & Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
OPERATING EXPENSES (continued)						
Landscape services						
Other contractual - tree trimming	5,505	-	5,505	5,505	5,505	0%
Total landscape services	5,505	-	5,505	5,505	5,505	0%
Roadway Services						
Personnel	4,394	1,812	2,582	4,394	4,394	0%
Repairs and Maintenance - Parts	1,835	295	1,540	1,835	1,835	0%
Insurance	250	1,218	-	1,218	250	0%
Total Roadway Services	6,479	3,325	4,122	7,447	6,479	0%
Irrigation services						
Personnel	71,500	37,885	38,000	75,885	78,500	10%
Reclaimed water- Bay Creek	75,646	36,188	39,458	75,646	75,646	0%
Surplus RCS Water- Bayside	-	-	-	-	151,475	N/A
Repairs and maintenance - parts	25,000	14,199	10,801	25,000	25,000	0%
Insurance	7,500	10,111	-	10,111	10,500	40%
Meter costs	7,500	4,480	3,020	7,500	7,500	0%
Other contractual services	9,000	7,139	1,861	9,000	9,000	0%
Electricity	100,000	41,367	58,633	100,000	100,000	0%
Pumps & machinery	50,000	48,279	10,000	58,279	50,000	0%
Depreciation	60,000	30,000	30,000	60,000	60,000	0%
Total irrigation services	406,146	229,648	191,773	421,421	567,621	40%
Total operating expenses	686,822	362,037	346,310	708,347	871,615	27%
Operating income/loss	12,250	50,290	(61,065)	(10,775)	48,275	
Nonoperating revenues/(expenses)						
Interest income	500	14	486	500	500	0%
Total nonoperating revenues/(expenses)	500	14	486	500	500	0%
Change in net assets	12,750	50,304	(60,579)	(10,275)	48,775	
Total net assets - beginning (unaudited)	1,165,899	1,146,965	1,197,269	1,146,965	1,136,690	
Total net assets - ending (projected)	\$ 1,178,649	\$ 1,197,269	\$ 1,136,690	\$ 1,136,690	\$ 1,185,465	

Description	Total Units	Assessment Summary		Total Revenue
		2021	2022	
Full Assessment	4,013.52	\$ 54.60	\$ 86.81	\$ 348,414

**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	7,250
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	8,000
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	6,000
The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.	
Management	16,082
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	29,000
Utility billing is charged on a base rate of \$3,600 a year for up to the first 250 accounts. The Districts are charged \$1.75 per account per month for additional accounts over 250. The Districts currently bill 912 accounts.	
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	200
Accounting and administrative supplies.	
Subscriptions and memberships	87
Annual fee paid to the Department of Community Affairs.	
ADA website compliance	147
Insurance	5,976
The Districts carry public officials and general liability insurance with policies written by Florida Municipal Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
Miscellaneous (bank fees)	2,250
Bank charges and other miscellaneous expenses incurred during the year.	

Field Management fees

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

Water management services

Other Contractual services	
The Districts contract with licensed and qualified contractors to provide lake maintenance services.	
Other contractual services: lakes	116,339
Other contractual services: wetlands	22,020
Other contractual services: culverts/drains	22,020
Other contractual services: lake health	3,670

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

EXPENDITURES (continued)

Aquascaping	11,010
Planting of aquatic and wetland plants to ensure the integrity of the storm water management systems.	
Capital outlay	5,505
Purchase and installation of new equipment.	
Repairs and Maintenance (Aerators)	5,505
This covers any unforeseen costs that may be incurred.	
Other contractual - tree trimming	
Tree trimming of trees within the Districts' common areas and parks that exceed the on	5,505
Roadway Services	
Personnel	4,394
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and Maintenance - Parts	1,835
Parts replacement for vehicles and equipment.	
Insurance	250
Insurance costs for automobiles, property and worker's compensation related to	
Irrigation services	
Personnel	78,500
Includes salary, taxes and benefits for the Districts' maintenance supervisor and irrigation manager.	
Reclaimed water- Bay Creek	75,646
	151,475
Repairs and maintenance - parts	25,000
Parts replacement for vehicles and equipment.	
Insurance	10,500
Insurance costs for automobiles, property and workers' compensation.	
Meter costs	7,500
Costs associates with installation of single family residential meters. Revenue to support these costs come directly from the meter fee assessed at the time of the application to connect to the system	
Other contractual services	9,000
The District contractors with a qualified provider for services related to plant meters and equipment.	
Electricity	100,000
Cost of electricity for operation of Districts' well fields and high service pump.	
Pumps & machinery	50,000
Repairs and maintenance for the irrigation supply system, including main line, valves and well repairs.	
Depreciation	60,000
The District's capital assets that relate to the irrigation funds are depreciated by the straight line method over their estimated useful lives.	
Total expenditures	\$ 871,615

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Revenues and Expenditures		
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 164,366				\$ 261,323	
Allowable discounts (4%)	(4,109)				(10,453)	
Assessment levy - net	160,257	\$ 152,558	\$ 7,699	\$ 160,257	250,870	57%
Irrigation revenue	300,000	134,859	165,141	300,000	400,000	33%
Meter fees	2,625	-	606	606	2,625	0%
Total revenues	462,882	287,417	173,446	460,863	653,495	41%
OPERATING EXPENSES						
Professional fees						
Supervisors**	3,230	1,400	1,250	2,650	3,230	0%
Engineering	4,688	2,931	1,757	4,688	5,438	16%
Legal	4,688	3,253	2,625	5,878	6,000	28%
Audit**	3,000	438	2,562	3,000	3,000	0%
Management	11,825	5,913	5,912	11,825	12,062	2%
Accounting & payroll	4,200	2,100	2,100	4,200	4,200	0%
Computer services	1,260	762	498	1,260	1,260	0%
Utility billing	21,750	12,256	10,500	22,756	21,750	0%
Telephone	233	117	116	233	233	0%
Postage & reproduction	338	158	179	337	338	0%
Printing and binding	1,229	615	614	1,229	1,229	0%
Legal advertising	281	82	200	282	281	0%
Office supplies	38	107	-	107	150	295%
Subscription and memberships	65	66	-	66	65	0%
ADA website compliance	110	39	71	110	110	0%
Insurance**	2,846	2,778	68	2,846	2,988	5%
Miscellaneous	1,688	672	1,016	1,688	1,688	0%
Total professional fees	61,469	33,687	29,468	63,155	64,022	4%
Field management fees						
Other contractual services	9,450	4,725	4,725	9,450	9,450	0%
Total field management fees	9,450	4,725	4,725	9,450	9,450	0%
Water management services						
NPDES program	1,376	347	750	1,097	1,376	0%
Other contractual services: lakes	78,446	35,520	42,926	78,446	87,254	11%
Other contractual services: wetlands	15,965	7,104	8,861	15,965	16,515	3%
Other contractual services: culverts/drains	11,010	2,422	15,560	17,982	16,515	50%
Other contractual services: lake health	2,753	603	2,150	2,753	2,753	0%
Aquascaping	8,258	7,707	551	8,258	8,258	0%
Capital outlay	4,129	-	4,129	4,129	4,129	0%
Repairs and Maintenance (Aerators)*	4,129	2,375	1,754	4,129	4,129	0%
Total water management services	126,066	56,078	76,681	132,759	140,929	12%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues and Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
OPERATING EXPENSES (continued)						
Landscape services						
Other contractual - tree trimming	4,129	-	4,129	4,129	4,129	0%
Total landscape services	<u>4,129</u>	<u>-</u>	<u>4,129</u>	<u>4,129</u>	<u>4,129</u>	<u>0%</u>
Roadway Services						
Personnel	3,296	1,359	1,937	3,296	3,296	0%
Repairs and Maintenance - Parts	1,376	221	1,155	1,376	1,376	0%
Insurance	188	914	-	914	188	0%
Total Roadway Services	<u>4,860</u>	<u>2,494</u>	<u>3,092</u>	<u>5,586</u>	<u>4,860</u>	<u>0%</u>
Irrigation services						
Personnel	53,625	28,400	28,500	56,900	58,875	10%
Reclaimed water- Bay Creek	-	-	-	-	-	N/A
Surplus RCS Water- Bayside	-	-	-	-	151,475	N/A
Repairs and maintenance - parts	18,750	10,614	8,101	18,715	18,750	0%
Insurance	5,625	7,583	-	7,583	7,875	40%
Meter costs	5,625	3,411	2,265	5,676	5,625	0%
Other contractual services	6,750	5,354	1,396	6,750	6,750	0%
Electricity	75,000	31,025	43,975	75,000	75,000	0%
Pumps & machinery	37,500	36,209	7,500	43,709	37,500	0%
Depreciation	45,000	22,500	22,500	45,000	45,000	0%
Total irrigation services	<u>247,875</u>	<u>145,096</u>	<u>114,237</u>	<u>259,333</u>	<u>406,850</u>	<u>64%</u>
Total operating expenses	<u>453,849</u>	<u>242,080</u>	<u>228,203</u>	<u>470,283</u>	<u>630,240</u>	<u>39%</u>
Operating income/loss	9,033	45,337	(54,757)	(9,420)	23,255	157%
Nonoperating revenues/(expenses)						
Interest income	375	12	365	377	375	0%
Total nonoperating revenues/(expenses)	<u>375</u>	<u>12</u>	<u>365</u>	<u>377</u>	<u>375</u>	<u>0%</u>
Change in net assets	9,408	45,349	(54,392)	(9,043)	23,630	
Total net assets - beginning (unaudited)	999,374	1,038,755	1,084,104	1,038,755	1,029,712	
Total net assets - ending (projected)	<u>\$1,008,782</u>	<u>\$1,084,104</u>	<u>\$1,029,712</u>	<u>\$1,029,712</u>	<u>\$1,053,342</u>	

Assessment Summary

Description	Total Units	2021	2022	Total Revenue
Full Assessment	3,194.34	\$ 51.46	\$ 81.81	\$ 261,329

**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 2022**

	Fiscal Year 2021			Total Revenues and Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 54,789				\$ 87,108	
Allowable discounts (4%)*	(1,370)				(3,484)	
Assessment levy - net	53,419	\$ 50,332	\$ 3,087	\$ 53,419	83,624	57%
Irrigation revenue	181,896	74,578	107,318	181,896	181,896	0%
Meter fees	875	-	1,394	1,394	875	0%
Total revenues	236,190	124,910	111,799	236,709	266,395	13%
OPERATING EXPENSES						
Professional fees						
Supervisors**	3,230	1,400	1,250	2,650	3,230	0%
Engineering	1,563	977	586	1,563	1,813	16%
Legal	1,563	1,084	875	1,959	2,000	28%
Audit**	3,000	438	2,562	3,000	3,000	0%
Management	3,942	1,971	1,971	3,942	4,021	2%
Accounting & payroll	1,400	700	700	1,400	1,400	0%
Computer services	420	254	166	420	420	0%
Utility billing	7,250	4,085	3,500	7,585	7,250	0%
Telephone	78	39	39	78	78	0%
Postage & reproduction	113	53	60	113	113	0%
Printing and binding	410	205	205	410	410	0%
Legal advertising	94	27	67	94	94	0%
Office supplies	13	36	-	36	50	285%
Subscription and memberships	22	22	-	22	22	0%
ADA website compliance	37	13	24	37	37	0%
Insurance**	2,846	2,778	34	2,812	2,988	5%
Miscellaneous	563	224	339	563	563	0%
Total professional fees	26,544	14,306	12,378	26,684	27,489	4%
Field management fees						
Other contractual services	3,150	1,575	1,575	3,150	3,150	0%
Total field management fees	3,150	1,575	1,575	3,150	3,150	0%
Water management services						
NPDES program	459	116	250	366	459	0%
Other contractual services: lakes	26,149	11,840	14,309	26,149	29,085	11%
Other contractual services: wetlands	5,322	2,368	2,954	5,322	5,505	3%
Other contractual services: culverts/drains	3,670	807	5,187	5,994	5,505	50%
Other contractual services: lake health	918	201	717	918	918	0%
Aquascaping	2,753	2,569	184	2,753	2,753	0%
Capital outlay	1,376	-	1,376	1,376	1,376	0%
Repairs and Maintenance (Aerators)*	1,376	792	585	1,377	1,376	0%
Total water management services	42,023	18,693	25,562	44,255	46,977	12%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenues and Expenditures	Proposed Budget FY 2022	% Change 2021 vs 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21			
OPERATING EXPENSES (continued)						
Landscape services						
Other contractual - tree trimming	1,376	-	1,376	1,376	1,376	0%
Total landscape services	<u>1,376</u>	<u>-</u>	<u>1,376</u>	<u>1,376</u>	<u>1,376</u>	<u>0%</u>
Roadway Services						
Personnel	1,099	453	646	1,099	1,099	0%
Repairs and Maintenance - Parts	459	74	385	459	459	0%
Insurance	63	304	-	304	63	0%
Total Roadway Services	<u>1,621</u>	<u>831</u>	<u>1,031</u>	<u>1,862</u>	<u>1,621</u>	<u>0%</u>
Irrigation services						
Personnel	17,875	9,485	9,500	18,985	19,625	10%
Reclaimed water- Bay Creek	75,646	36,188	39,458	75,646	75,646	0%
Surplus RCS Water- Bayside	-	-	-	-	-	N/A
Repairs and maintenance - parts	6,250	3,585	2,700	6,285	6,250	0%
Insurance	1,875	2,528	-	2,528	2,625	40%
Meter costs	1,875	1,069	755	1,824	1,875	0%
Other contractual services	2,250	1,785	465	2,250	2,250	0%
Electricity	25,000	10,342	14,658	25,000	25,000	0%
Pumps & machinery	12,500	12,070	2,500	14,570	12,500	0%
Depreciation	15,000	7,500	7,500	15,000	15,000	0%
Total irrigation services	<u>158,271</u>	<u>84,552</u>	<u>77,536</u>	<u>162,088</u>	<u>160,771</u>	<u>2%</u>
Total operating expenses	<u>232,985</u>	<u>119,957</u>	<u>118,082</u>	<u>238,039</u>	<u>241,384</u>	<u>4%</u>
Operating income/loss	3,205	4,953	(6,283)	(1,330)	25,011	680%
Nonoperating revenues/(expenses)						
Interest income	125	2	122	124	125	0%
Total nonoperating revenues/(expenses)	<u>125</u>	<u>2</u>	<u>122</u>	<u>124</u>	<u>125</u>	<u>0%</u>
Change in net assets	3,330	4,955	(6,161)	(1,206)	25,136	
Total net assets - beginning (unaudited)	166,549	108,210	113,165	108,210	107,004	
Total net assets - ending (projected)	<u>\$ 169,879</u>	<u>\$ 113,165</u>	<u>\$ 107,004</u>	<u>\$ 107,004</u>	<u>\$ 132,140</u>	

Description	Total Units	Assessment Summary		Total Revenue
		2021	2022	
Full Assessment	819.18	\$ 66.88	\$ 106.34	\$ 87,112

**Bayside
Improvement Community Development District**

*****PRELIMINARY*****

Lee County

2021 - 2022 Assessments		General Fund	O&M Assessment Colony Fund	Enterprise Fund	Total Assessment
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$ 165.12	\$ -	\$ 81.81	\$ 246.93
Bayside Neighborhoods	Full Assessment	\$ 599.33	\$ -	\$ 81.81	\$ 681.14
Bayside Neighborhoods	Common and Administration	\$ 240.85	\$ -	\$ 81.81	\$ 322.66
The Colony Neighborhoods	Full Assessment	\$ 599.33	\$ 593.06	\$ 81.81	\$ 1,274.20
The Colony Neighborhoods	Common and Administration	\$ 240.85	\$ 593.06	\$ 81.81	\$ 915.72

2020 - 2021 Assessments		General Fund	O&M Assessment Colony Fund	Enterprise Fund	Total Assessment
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$ 149.32	\$ -	\$ 51.46	\$ 200.78
Bayside Neighborhoods	Full Assessment	\$ 578.50	\$ -	\$ 51.46	\$ 629.96
Bayside Neighborhoods	Common and Administration	\$ 230.98	\$ -	\$ 51.46	\$ 282.44
The Colony Neighborhoods	Full Assessment	\$ 578.50	\$ 582.03	\$ 51.46	\$ 1,211.99
The Colony Neighborhoods	Common and Administration	\$ 230.98	\$ 582.03	\$ 51.46	\$ 864.47

**Bay Creek
Community Development District
2021-2022 Assessments**

*****PRELIMINARY*****

Residential Neighborhoods (per unit)	O&M Assessment		Total Assessment	
	General Fund	Enterprise Fund		
Ascot	\$ 564.44	\$ 106.34	\$ 670.78	
Pinewater Place	\$ 564.44	\$ 106.34	\$ 670.78	
Bay Creek	\$ 564.44	\$ 106.34	\$ 670.78	
The Ridge	\$ 564.44	\$ 106.34	\$ 670.78	
Bay Creek (phase 2)	\$ 564.44	\$ 106.34	\$ 670.78	
Baycrest Villas	\$ 564.44	\$ 106.34	\$ 670.78	
Costa Del Sol	\$ 564.44	\$ 106.34	\$ 670.78	
The Cottages	\$ 564.44	\$ 106.34	\$ 670.78	
Southbridge	\$ 564.44	\$ 106.34	\$ 670.78	
Creekside Crossing	\$ 564.44	\$ 106.34	\$ 670.78	
The Point	\$ 564.44	\$ 106.34	\$ 670.78	
Commercial & Golf Course				
Pelican's Nest Golf Course	\$ 32,477.88	\$ 3,982.43	\$ 36,460.31	
US 41 Commercial Parcels	\$ 1,997.60	\$ 1,141.03	\$ 3,138.63	
Fiscal year 2020 - 2021 Assessments:				
	SF	\$ 543.64	\$ 66.88	\$ 610.52
	MF	\$ 543.64	\$ 66.88	\$ 610.52
	GC	\$ 31,281.05	\$ 2,504.66	\$ 33,785.71
	COMM	\$ 1,821.52	\$ 717.62	\$ 2,539.14

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 2022

Parcel	Classification	2021 Units	2022 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 2022

Parcel	Classification	2021 Units	2022 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 2022

Parcel	Classification	2021 Units	2022 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 2022**

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 2022**

	2021	2022
	Units	Units
Unit 1- Pennyroyal	43.00	43.00
Unit 2- Goldcrest	42.00	42.00
Unit 3- Lakemont	101.00	101.00
Unit 4 - Lakemont	42.00	42.00
Unit 6- Bay Cedar I	30.00	30.00
Unit 7- The Capri	63.00	63.00
Unit 8- Longlake	39.00	39.00
Unit 9- Lakemont	22.00	22.00
Unit 10 -Longlake	64.00	64.00
Unit 11- Longlake	33.00	33.00
Unit 12- Longlake	11.00	11.00
Unit 13- Longlake Village	56.00	56.00
Unit 15- Bay Cedar II	36.00	36.00
Unit 19- Heron Point	23.00	23.00
Coventry	8.00	8.00
Lakemont Cove	124.00	124.00
Cypress Island	68.00	68.00
Palm Colony	120.00	120.00
Sandpiper Isles	100.00	100.00
Sandpiper Greens	48.00	48.00
Mystic Ridge	46.00	46.00
Sawgrass Point	124.00	124.00
The Reserve	60.00	60.00
Southbridge	34.00	34.00
LaScala (Baywinds addition)	64.00	64.00
Palermo (Baywinds addition)	71.00	71.00
Waterside	46.00	46.00
Messina Ct.	6.00	6.00
Sanctuary	52.00	52.00
Addison Place	28.00	28.00
Tuscany Isles	40.00	40.00
Bellagio	26.00	26.00
Heron Cove	22.00	22.00
Heron Glen	15.00	15.00
Las Palmas	49.00	49.00
Merano	100.00	100.00
Sorento	72.00	72.00
Treviso (Colony II)	76.00	76.00
Villa Trevi	5.00	5.00
Villa @ Castella	24.00	24.00
Casa @ Castella	24.00	24.00
Mansions @ Castella	24.00	24.00
Florenca (Colony III-5610)	116.00	116.00
Navona	100.00	100.00
Tezetto Phase I	30.00	30.00

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2022**

	2021 Units	2022 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**

13A



M.R.I. Underwater Specialists, Inc.

17891 Wetstone Road, North Fort Myers, Fl. 33917
239-984-5241 (O) 239-707-5034 (C) 239-236-1234 (F)
Certified General Contractors- CGC 1507963

July 06, 2021

Re: Meeting at Pelican Landing Regarding inspection and cleaning

Please know at this time M.R.I can not compete with any company that does not do a physical inspection of the community and gives you a quote for cleaning that M.R.I. can not match due to the fact that.

Inspection

We inspect each of these structure with a certified diver, the diver enters each structure to inspect the structure and we report on the structure with the percentage of sand and debris and if we find that the structure is failing (Crack, collapsing, etc.)

We give you a report with all of the details on it, we also give you a picture of each structure.

Cleaning of structures

We utilize the divers to clean and remove all sand and debris from the structures
Example Catch basin # 116 this one is 50% sand & debris we clean all of the debris from the catch basin and up to 16' into the pipe. We do this with each structure

When we utilize our VAC Truck we plug and dewater the entire line and remove sand and debris from the pipe we Never jet the lines, we find that all this does is stir up the debris it does not clean the pipe it just moves the debris around.

When we clean the lake ends, we remove any vegetation from in front of the pipe and we also clean and remove sand and debris from the outside of the pipe and up to 16' into the pipe.

Please know at this time M.R.I feels that at the board meeting we answered all of the question that were asked. We also want you to know at this time we feel like we have been there for your community. During quarantine and during the hard raining season we have been there at any giving time when you call and say you have a problem. We take pride in our work and how we operate and facilitate the cleaning of the storm system. At this time we can not, nor will we bring our standard down to compete with this lower bid that you have received. We will not tarnish our integrity, or our work ethic to accommodate the lower proposed price. We feel that we have always given your community a fair price to complete any work that we have done for your community. If this work is not done correctly, it will fail you. It will flood in certain areas and for that we will not



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reduce our bid. Please also know the price that was proposed to you for this cleaning is warranted due to the amount of work that is needed to complete the proper cleaning of your storm drainage system.

Also know that the last time Phase 2 was inspected was over 1 year ago, and we did not clean this phase 2 because no one signed our proposal until 1 year later and we refused to go and clean until we reinspected this section due to the experience that we have in your community and knowing that your catch basins fill up pretty quickly and we did not want to get into a situation that we would have to do a change order for time and material because the structure had more debris in them than what we had giving a price for the cleaning.

At this time we will respect your decision.

Thank you
Mike Radford
President

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

13B



SEWER VIEWER, INC.

MORGAN LEIGHTON BROWN
ENGINEER \ ESTIMATOR
2190 ANDREA LANE
FORT MYERS, FL 33912

Telephone 239-267-3344
Fax 239-267-2906
SEWERTWO@aol.com

BICDD.BCCDD
C/O Wrathell, Hunt & Associates, LLC
Attn: Cleo Adams
via: crismondc@whhassociates.com

6-30-21

Re: Storm Sewer Cleaning

Dear Cleo,

We had a meeting this morning regarding the BICDD & BCCDD storm sewer cleaning. Sewer Viewer quoted cleaning storm sewer structures and outfalls. Both of MRI's quotes were titled "Storm Structure Cleaning". Their detailed description of proposed work states "This proposal is for the total cost to clean all structures inspected and found to contain 45% or more sediment and debris per our drainage inspection of Phase 2 of Bayside. We will utilize divers to remove all sand, debris and any blockage within the structures that contain 45% or more obstruction to establish optimum flow. This price includes all labor, material, and equipment to complete the job. There is no mention of pipe cleaning.

To clean a pipe properly you must plug, pump down (dewater), jet and vacuum out all the sand and debris. The single largest determining factor in providing a price to clean a pipe is the volume of sand to be removed and hauled away. Without running an underwater camera through the pipes the amount of sand is an unknown. Knowing how dirty a pipe is at the box in no way tells you how dirty it is further down the line. The highest pile of sand in a pipe, regardless of the location of the sand, is the determining factor of how well the pipe will flow.

Without knowing the extent of the sand in the pipes we are not able to provide a reliable quote to plug, dewater and clean the pipes properly. In the meeting Monday MRI indicated their price to clean structures also indicated cleaning lines. In my opinion, their price to clean 140+ structures, dewater, clean and vacuum 140+ lines is fair. This combined with the fact that they do very good work and have a good working relationship with the HOA makes the decision simple.

If you have any questions please give me a call.

Sincerely,

Morgan Brown

President
Sewer Viewer, Inc.



SEWER VIEWER, INC.

MORGAN LEIGHTON BROWN
ENGINEER \ ESTIMATOR
2190 ANDREA LANE
FORT MYERS, FL 33912

Telephone 239-267-3344
Fax 239-267-2906
SEWERTWO@aol.com

BICDD.BCCDD
C/O Wrathell, Hunt & Associates, LLC
Attn: Cleo Adams
Via: crismondc@whhassociates.com

7-9-21

Re: Storm Sewer Video Inspection

Dear Cleo,

Thank you for giving us the opportunity to quote you prices to run the underwater camera (ROV) through the lines in Phase 2. Based on the structure reports there are 305 +/- lines. Our price is \$63,800.

Considering that this is a large sum of money and Pelican Landing has a solid history of storm water maintenance, I am not sure that the video is warranted. I base my opinion on the following:

1. Around 2012 to 2014 the HOA (Marie Martel) hired Sewer Viewer to address localized flooding issues. Severn Trent was also cleaning storm sewers. We plugged, dewatered and cleaned about 5-6 mini systems.
2. After the obvious issues were resolved Marie and Nancy would drive around during and after heavy rain events to look for water pooling. The security was also instructed to be on the watch for flooding. An additional 2 areas were identified and cleaned.
3. To stop further sand from entering the lines we obtained the plans from the engineer and inspected the catch basin sumps. Any sump having more than 6" of sand can allow sand to enter the pipe. All the dirty sumps were cleaned.

Other than cleaning pipes at the Tennis Center at irregular intervals and doing work on the sanitary sewers for BSU, Sewer viewer has not done any work on the storm system since 2014. The maintenance has continued with MRI and in my opinion Pelican Landing has one of the best operating storm water systems in the area.

Sincerely,

Morgan Brown

President
Sewer Viewer, Inc.

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

14A

RESOLUTION 2021-07

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 2021/2022 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 2021/2022 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 26th day of July, 2021.

Attest:

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 JOINT MEETING SCHEDULE		
LOCATION		
<i>Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 25, 2021	Regular Meeting	2:00 PM
December 6, 2021	Regular Meeting	2:00 PM
January 24, 2022	Regular Meeting	2:00 PM
February 28, 2022	Regular Meeting	2:00 PM
March 28, 2022	Regular Meeting	2:00 PM
April 25, 2022	Regular Meeting	2:00 PM
May 23, 2022	Regular Meeting	2:00 PM
June 27, 2022	Regular Meeting	2:00 PM
July 15, 2022	Budget Workshop	9:00 AM
July 25, 2022	Regular Meeting	2:00 PM
August 22, 2022	Public Hearing & Regular Meeting	2:00 PM
September 26, 2022	Regular Meeting	2:00 PM

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

14B

RESOLUTION 2021-07

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 2021/2022 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 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

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Attest:

BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

BAY CREEK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 JOINT MEETING SCHEDULE		
LOCATION		
<i>Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
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**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

15

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2021**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2021**

	General Fund			Total Governmental Funds
	General Fund 001 & 101	General Fund 002	Uninsurable Assets Fund 302 & 354	
ASSETS				
Cash				
SunTrust	\$ 309,701	\$295,333	\$ 395,890	\$ 1,000,924
FineMark MM	53,175	83,005	155,707	291,887
FineMark ICS	-	4,604	86,475	91,079
Accounts receivable (clearing fund)	348,355	114,636	-	462,991
Due from other funds				
Bayside general fund 001	1,094	-	-	1,094
Bayside general fund 002 - The Colony	18,985	-	-	18,985
Due from Bay Creek - enterprise fund 451	136	-	-	136
Prepaid expense	130	-	-	130
WC deposit	1,806	-	-	1,806
Deposits	125	555	-	680
Total assets	<u>\$ 733,507</u>	<u>\$498,133</u>	<u>\$ 638,072</u>	<u>\$ 1,869,712</u>
LIABILITIES & FUND BALANCES				
Liabilities				
Accounts payable	\$ 1,531	\$ 379	\$ -	\$ 1,910
Due to other funds				
Bayside - general fund 001	-	14,450	-	14,450
Bay Creek - general fund 101	1,094	4,535	-	5,629
Due to Bayside - enterprise fund 401	712	-	-	712
Due to Bay Creek - enterprise fund 451	149	-	-	149
Total liabilities	<u>3,486</u>	<u>19,364</u>	<u>-</u>	<u>22,850</u>
Fund Balances				
Unassigned	730,021	478,769	638,072	1,846,862
Total fund balances	<u>730,021</u>	<u>478,769</u>	<u>638,072</u>	<u>1,846,862</u>
Total liabilities and fund balances	<u>\$ 733,507</u>	<u>\$498,133</u>	<u>\$ 638,072</u>	<u>\$ 1,869,712</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 6,731	\$ 2,222,847	\$ 2,252,075	99%
Interest	7	82	1,500	5%
Street sweeping	-	-	10,000	0%
Miscellaneous	2,200	4,440	-	N/A
Total revenues	<u>8,938</u>	<u>2,227,369</u>	<u>2,263,575</u>	98%
EXPENDITURES				
Administrative				
Supervisors	-	12,110	19,377	62%
Engineering	210	15,691	18,750	84%
Legal	4,305	21,618	18,750	115%
Audit	2,250	6,000	18,000	33%
Management	3,500	31,500	42,000	75%
Accounting & payroll	1,400	12,599	16,799	75%
Computer services	420	4,309	5,040	85%
Assessment roll preparation* ¹	-	8,476	8,476	100%
Telephone	79	712	950	75%
Postage & reproduction	124	1,069	1,350	79%
Printing & binding	410	3,689	4,918	75%
Legal notices and communications	-	576	1,125	51%
Office supplies	-	689	150	459%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	158	253	62%
Insurance* ¹	-	16,668	16,350	102%
Miscellaneous (bank fees)	382	4,070	6,750	60%
Total administrative	<u>13,080</u>	<u>140,197</u>	<u>179,301</u>	78%
Field management				
Other contractual	3,150	28,350	37,799	75%
Total field management services	<u>3,150</u>	<u>28,350</u>	<u>37,799</u>	75%
Water management				
NPDES program	-	797	3,165	25%
Other contractual services: lakes	17,521	131,025	180,405	73%
Other contractual services: wetlands	16,336	34,568	36,714	94%
Other contractual services: culverts/drains	-	7,470	25,320	30%
Other contractual services: lake health	-	2,100	6,330	33%
Aquascaping* ¹	-	17,724	18,990	93%
Capital outlay	-	-	9,495	0%
Repairs and Maintenance (Aerators)	-	8,946	9,495	94%
Total water management services	<u>33,857</u>	<u>202,630</u>	<u>289,914</u>	70%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	3,906	31,102	39,000	80%
Equipment	-	2,387	-	N/A
Contractual services-lightpole	-	53,623	40,000	134%
Total street lighting services	<u>3,906</u>	<u>87,112</u>	<u>79,000</u>	110%
Landscaping				
Supervisor	9,089	84,896	111,000	76%
Personnel services	68,373	708,645	925,000	77%
Capital outlay	-	50,297	55,000	91%
Fuel	2,200	17,043	22,000	77%
Repairs and maintenance (parts)	2,994	28,619	45,000	64%
Insurance* ¹	-	14,066	13,986	101%
Minor operating equipment	133	9,954	20,000	50%
Horticulture dumpster	650	22,750	35,000	65%
Employee uniforms	-	19,315	25,000	77%
Chemicals	1,093	39,565	60,000	66%
Flower program* ²	-	97,080	125,000	78%
Mulch program* ²	-	75,377	77,000	98%
Plant replacement program* ²	-	25,887	50,000	52%
Other contractual - tree trimming* ¹	-	-	9,495	0%
Other contractual - horticulturalist	-	425	3,000	14%
Other contractual - training	-	-	1,500	0%
Maintenance tracking software	1,000	11,842	12,000	99%
Fountain maintenance	198	12,163	7,500	162%
Office operations	1,618	17,483	25,000	70%
Monument maintenance	-	4,675	20,000	23%
Total landscaping services	<u>87,348</u>	<u>1,240,082</u>	<u>1,642,481</u>	76%
Roadway				
Personnel	650	6,553	7,580	86%
Repairs and maintenance - parts	-	508	7,500	7%
Insurance	-	1,542	1,500	103%
Total roadway services	<u>650</u>	<u>8,603</u>	<u>16,580</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 JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
Parks & recreation				
Utilities	1,268	7,400	8,500	87%
Operating supplies	-	-	1,000	0%
Total parks & recreation	<u>1,268</u>	<u>7,400</u>	<u>9,500</u>	78%
Other fees & charges				
Property appraiser	-	3,625	3,600	101%
Tax collector	-	5,358	5,400	99%
Total other fees & charges	<u>-</u>	<u>8,983</u>	<u>9,000</u>	100%
Total expenditures	<u>143,259</u>	<u>1,723,357</u>	<u>2,263,575</u>	76%
Excess/(deficiency) of revenues over/(under) expenditures	(134,321)	504,012	-	
Fund balances - beginning	864,342	226,009	411,541	
Fund balances - ending	<u>\$ 730,021</u>	<u>\$ 730,021</u>	<u>\$ 411,541</u>	

*1 Typically an annual expense.

*2 Typically a seasonal expense.

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF NET POSITION
ENTERPRISE FUNDS 401 & 451
JUNE 30, 2021**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 709,506	\$ -	\$ 709,506
SunTrust	333,209	31,743	364,952
Accounts receivable (customers)	-	2,298	2,298
Due from Bayside general fund 001	627	149	776
Due from Bay Creek general fund 101	85	-	85
Due from Bay Creek enterprise fund 451	38,190	-	38,190
Accounts receivable (clearing fund)	26,444	11,168	37,612
WC deposit	104	35	139
Total current assets	<u>1,108,165</u>	<u>45,393</u>	<u>1,153,558</u>
Noncurrent assets:			
Capital assets			
Property, plant and equipment	1,657,913	18,320	1,676,233
Irrigation system	-	596,951	596,951
Less accumulated depreciation	<u>(1,542,681)</u>	<u>(505,788)</u>	<u>(2,048,469)</u>
Total capital assets, net of accumulated depreciation	<u>115,232</u>	<u>109,483</u>	<u>224,715</u>
Total noncurrent assets	<u>115,232</u>	<u>109,483</u>	<u>224,715</u>
Total assets	<u>1,223,397</u>	<u>154,876</u>	<u>1,378,273</u>
LIABILITIES			
Current liabilities:			
Unearned revenue	5,728	-	5,728
Accounts payable	233	78	311
Customer deposits	47,685	12,189	59,874
Due to Bay Creek general fund 101	-	136	136
Due to Bayside enterprise fund 401	-	38,190	38,190
Total current liabilities	<u>53,646</u>	<u>50,593</u>	<u>104,239</u>
NET POSITION			
Net investment in capital assets	115,232	109,483	224,715
Unrestricted	1,054,519	(5,200)	1,049,319
Total net position	<u>\$ 1,169,751</u>	<u>\$ 104,283</u>	<u>\$ 1,274,034</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUNDS 401 & 451
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ 612	\$ 209,252	\$ 213,676	98%
Irrigation	47,930	342,206	481,896	71%
Meter fees	-	-	3,500	0%
Total operating revenues	<u>48,542</u>	<u>551,458</u>	<u>699,072</u>	79%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	-	4,038	6,459	63%
Engineering fees	71	5,231	6,250	84%
Legal	1,435	7,207	6,250	115%
Audit	750	2,000	6,000	33%
Management	1,313	11,825	15,766	75%
Accounting & payroll	467	4,200	5,600	75%
Computer services	140	1,436	1,680	85%
Utility billing	-	22,881	29,000	79%
Telephone	25	233	311	75%
Postage & reproduction	41	356	450	79%
Printing and binding	136	1,229	1,639	75%
Legal notices and communications	-	192	375	51%
Office supplies	-	229	50	458%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	52	147	35%
Insurance* ¹	-	5,556	5,692	98%
Miscellaneous	128	1,351	2,250	60%
Total administrative services	<u>4,506</u>	<u>68,104</u>	<u>88,006</u>	77%
Field management services				
Other contractual services	1,051	9,451	12,600	75%
Total field management services	<u>1,051</u>	<u>9,451</u>	<u>12,600</u>	75%
Water management services				
NPDES program	-	463	1,835	25%
Other contractual services: lakes	10,157	75,968	104,595	73%
Other contractual services: wetlands	9,472	20,041	21,286	94%
Other contractual services: culverts/drains	-	4,331	14,680	30%
Other contractual services: lake health	-	804	3,670	22%
Aquascaping* ¹	-	10,276	11,010	93%
Capital outlay	-	-	5,505	0%
Repairs and Maintenance (Aerators)*	-	5,187	5,505	94%
Total water management services	<u>19,629</u>	<u>117,070</u>	<u>168,086</u>	70%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUNDS 401 & 451
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	5,505	0%
Total landscape services	-	-	5,505	0%
Roadway services				
Personnel	275	2,606	4,394	59%
Fuel	-	2,249	-	N/A
Repairs and maintenance - parts	-	295	1,835	16%
Insurance	16	1,277	250	511%
Total irrigation supply services	291	6,427	6,479	99%
Irrigation supply services				
Personnel	5,820	55,095	71,500	77%
Reclaimed water	11,428	66,562	75,646	88%
Repairs and maintenance - parts	5,693	28,456	25,000	114%
Insurance* ¹	-	10,111	7,500	135%
Meter costs	737	6,667	7,500	89%
Other contractual services	1,477	11,857	9,000	132%
Electricity	9,276	70,640	100,000	71%
Pumps & machinery	1,971	59,047	50,000	118%
Depreciation	4,876	44,752	60,000	75%
Total irrigation supply services	41,278	353,187	406,146	87%
Total operating expenses	66,755	554,239	686,822	81%
Operating income/(loss)	(18,213)	(2,781)	12,250	
Nonoperating revenues/(expenses):				
Interest income	3	25	500	5%
Total nonoperating revenues	3	25	500	5%
Change in net position	(18,210)	(2,756)	12,750	
Total net position - beginning	1,292,244	1,276,790	1,165,899	
Total net position - ending	<u>\$ 1,274,034</u>	<u>\$ 1,274,034</u>	<u>\$ 1,178,649</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2021**

	General Fund			Total Governmental Funds
	001	The Colony 002	Uninsurable Assets 302	
ASSETS				
Cash				
SunTrust	\$ 282,509	\$295,333	\$ 323,820	\$ 901,662
FineMark MM	32,382	83,005	31,700	147,087
FineMark ICS	-	4,604	-	4,604
Accounts receivable (clearing fund)	261,375	114,636	-	376,011
Due from other funds				
Bayside general fund 002 - The Colony	14,450	-	-	14,450
Prepaid expense	130	-	-	130
WC deposit	1,462	-	-	1,462
Deposits	125	555	-	680
Total assets	<u>\$ 592,433</u>	<u>\$498,133</u>	<u>\$ 355,520</u>	<u>\$ 1,446,086</u>
LIABILITIES & FUND BALANCES				
Liabilities				
Accounts payable	\$ 1,242	\$ 379	\$ -	\$ 1,621
Due to other funds				
Bayside - general fund 001	-	14,450	-	14,450
Due to other governments (Bay Creek)				
Bay Creek - general fund 101	1,094	4,535	-	5,629
Bay Creek - enterprise fund 451	149	-	-	149
Due to Bayside - enterprise fund 401	627	-	-	627
Total liabilities	<u>3,112</u>	<u>19,364</u>	<u>-</u>	<u>22,476</u>
Fund balances				
Unassigned	589,321	478,769	355,520	1,423,610
Total fund balances	<u>589,321</u>	<u>478,769</u>	<u>355,520</u>	<u>1,423,610</u>
Total liabilities and fund balances	<u>\$ 592,433</u>	<u>\$498,133</u>	<u>\$ 355,520</u>	<u>\$ 1,446,086</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 6,070	\$ 1,792,902	\$ 1,813,411	99%
Interest	5	60	1,211	5%
Street sweeping	-	-	8,072	0%
Miscellaneous	1,776	3,607	-	N/A
Total revenue	<u>7,851</u>	<u>1,796,569</u>	<u>1,822,694</u>	99%
EXPENDITURES				
Administration services				
Supervisors	-	6,055	9,689	62%
Engineering	170	12,732	15,214	84%
Legal	3,493	17,541	15,214	115%
Audit	1,125	3,000	9,000	33%
Management	2,840	25,559	34,079	75%
Accounting & payroll	1,136	10,223	13,631	75%
Computer services	341	3,496	4,089	85%
Assessment roll preparation* ¹	-	6,877	6,877	100%
Telephone	64	578	771	75%
Postage & reproduction	101	867	1,095	79%
Printing & binding	333	2,993	3,990	75%
Legal notices and communications	-	467	913	51%
Office supplies	-	559	122	458%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	128	205	62%
Insurance* ¹	-	8,334	8,175	102%
Miscellaneous (bank fees)	310	3,306	5,477	60%
Total administration services	<u>9,913</u>	<u>102,928</u>	<u>128,754</u>	80%
Field management				
Other contractual services	2,556	23,003	30,670	75%
Total field management services	<u>2,556</u>	<u>23,003</u>	<u>30,670</u>	75%
Water management				
NPDES program	-	647	2,568	25%
Other contractual services: lakes	14,217	106,313	146,381	73%
Other contractual services: wetlands	13,255	28,048	29,790	94%
Other contractual service: culverts/drains	-	6,061	20,545	30%
Other contractual services: lake health	-	1,704	5,136	33%
Aquascaping* ¹	-	14,381	15,408	93%
Capital outlay	-	-	7,704	0%
Repairs and Maintenance (Aerators)	-	7,259	7,704	94%
Total water management services	<u>27,472</u>	<u>164,413</u>	<u>235,236</u>	70%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	3,169	25,236	31,645	80%
Equipment	-	1,937	-	N/A
Contractual services-lightpole	-	43,510	32,456	134%
Total street lighting services	<u>3,169</u>	<u>70,683</u>	<u>64,101</u>	110%
Landscaping				
Supervisor	7,374	68,880	90,065	76%
Personnel	55,469	574,889	750,545	77%
Capital outlay	-	40,752	44,627	91%
Fuel	1,785	13,745	17,851	77%
Repairs & maintenance (parts)	2,429	23,299	36,513	64%
Insurance* ¹	-	11,389	11,348	100%
Minor operating equipment	108	8,097	16,228	50%
Horticultural dumpster	527	18,459	28,399	65%
Employee uniforms	-	15,672	20,285	77%
Chemicals	887	32,103	48,684	66%
Flower program* ²	-	78,771	101,425	78%
Mulch program* ²	-	61,161	62,478	98%
Plant replacement program* ²	-	21,005	40,570	52%
Other contractual - tree trimming* ¹	-	-	7,704	0%
Other contractual - horticulturalist	-	345	2,434	14%
Other contractual - training	-	-	1,217	0%
Maintenance tracking software	811	9,609	9,737	99%
Fountain maintenance	162	9,883	6,086	162%
Office operations	1,313	14,165	20,285	70%
Monument maintenance	-	3,793	16,228	23%
Total landscaping services	<u>70,865</u>	<u>1,006,017</u>	<u>1,332,709</u>	75%
Roadway services				
Personnel	527	5,317	6,150	86%
Repairs & maintenance - parts	-	412	6,086	7%
Insurance	-	1,249	1,217	103%
Total roadway services	<u>527</u>	<u>6,978</u>	<u>13,453</u>	52%
Parks & recreation				
Utilities	1,217	7,104	8,160	87%
Operating supplies	-	-	960	0%
Total parks & recreation	<u>1,217</u>	<u>7,104</u>	<u>9,120</u>	78%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	3,480	3,456	101%
Tax collector	-	5,144	5,184	99%
Total other fees & charges	-	8,624	8,640	100%
Total expenditures	115,719	1,389,750	1,822,683	76%
Excess/(deficiency) of revenues over/(under) expenditures	(107,868)	406,819	11	
Fund balances - beginning	697,189	182,502	279,944	
Fund balances - ending	<u>\$ 589,321</u>	<u>\$ 589,321</u>	<u>\$ 279,955</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 2,380	\$ 701,118	\$ 711,152	99%
Interest & miscellaneous	8	5,074	2,500	203%
Total revenues	<u>2,388</u>	<u>706,192</u>	<u>713,652</u>	99%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	7,035	9,380	75%
Computer services	284	2,558	3,411	75%
Assessment roll preparation* ¹	-	1,150	1,150	100%
Field management	1,184	10,658	14,211	75%
Other current charges	53	181	-	N/A
Total administrative services	<u>2,303</u>	<u>21,582</u>	<u>28,152</u>	77%
Street lighting services				
Contractual services - light poles* ¹	-	-	5,000	0%
Total street lighting services	<u>-</u>	<u>-</u>	<u>5,000</u>	0%
Landscaping maintenance services				
Personnel services	22,171	212,626	310,000	69%
Other contractual - horticulturalists	-	-	3,500	0%
Other contractual - training	-	750	1,500	50%
Rentals & leases	-	-	20,000	0%
Fuel	538	4,335	10,000	43%
Repairs & maintenance (parts)	2,169	8,591	22,000	39%
Insurance* ¹	-	2,293	9,500	24%
Minor operating equipment	-	1,200	-	N/A
Horticulture dumpster	325	12,025	17,500	69%
Miscellaneous equipment	-	380	3,500	11%
Chemicals	3,496	12,230	15,000	82%
Flower program* ²	-	45,856	50,000	92%
Mulch program* ²	-	44,849	45,000	100%
Plant replacement program* ²	-	7,659	40,000	19%
Other contractual - tree trimming* ²	600	600	10,000	6%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>29,299</u>	<u>353,394</u>	<u>560,500</u>	63%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
Fountain services				
Operating supplies	9,480	76,159	120,000	63%
Total fountain services	<u>9,480</u>	<u>76,159</u>	<u>120,000</u>	63%
Total expenditures	<u>41,082</u>	<u>451,135</u>	<u>713,652</u>	63%
Net increase/(decrease) of fund balance	(38,694)	255,057	-	
Fund balance - beginning	517,463	223,712	219,020	
Fund balance - ending	<u>\$ 478,769</u>	<u>\$ 478,769</u>	<u>\$ 219,020</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 302 - UNINSURED ASSETS
FOR THE PERIOD ENDED JUNE 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Interest & miscellaneous	\$ 4	\$ 40
Total revenues	<u>4</u>	<u>40</u>
EXPENDITURES		
Other current charges	<u>50</u>	<u>245</u>
Total expenditures	<u>50</u>	<u>245</u>
Excess/(deficiency) of revenues		
Over/(under) expenditures	(46)	(205)
Fund balance - beginning	<u>355,566</u>	<u>355,725</u>
Fund balance - ending	<u><u>\$355,520</u></u>	<u><u>\$ 355,520</u></u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 401
JUNE 30, 2021**

	<u>Bayside Improvement Enterprise Fund 401</u>
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 709,506
SunTrust	333,209
Due from Bayside general fund 001	627
Due from Bay Creek general fund 101	85
Due from Bay Creek enterprise fund	38,190
Accounts receivable (clearing fund)	26,444
WC deposit	104
Total current assets	<u>1,108,165</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,657,913
Less accumulated depreciation	<u>(1,542,681)</u>
Total capital assets, net of accumulated depreciation	<u>115,232</u>
Total noncurrent assets	<u>115,232</u>
Total assets	<u>1,223,397</u>
LIABILITIES	
Current liabilities:	
Accounts payable	233
Unearned revenue	5,728
Customer deposits	47,685
Total current liabilities	<u>53,646</u>
NET POSITION	
Unrestricted	1,054,519
Total net position	<u>\$ 1,169,751</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 534	\$ 157,200	\$ 160,257	98%
Irrigation	30,619	219,616	300,000	73%
Meter fees	-	-	2,625	0%
Total operating revenues	<u>31,153</u>	<u>376,816</u>	<u>462,882</u>	81%
Operating expenses				
Administrative services				
Supervisors	-	2,019	3,230	63%
Engineering	53	3,923	4,688	84%
Legal	1,076	5,405	4,688	115%
Audit	375	1,000	3,000	33%
Management	985	8,869	11,825	75%
Accounting & payroll	350	3,150	4,200	75%
Computer services	105	1,077	1,260	85%
Utility billing	-	17,161	21,750	79%
Telephone	19	175	233	75%
Postage & reproduction	31	267	338	79%
Printing and binding	102	922	1,229	75%
Legal notices and communications	-	144	281	51%
Office supplies	-	172	38	453%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	39	110	35%
Insurance* ¹	-	2,778	2,846	98%
Miscellaneous	96	1,013	1,688	60%
Total administrative services	<u>3,192</u>	<u>48,180</u>	<u>61,469</u>	78%
Field management services				
Other contractual services	788	7,088	9,450	75%
Total field management services	<u>788</u>	<u>7,088</u>	<u>9,450</u>	75%
Water management services				
NPDES program	-	347	1,376	25%
Other contractual services: lakes	7,618	56,976	78,446	73%
Other contractual services: wetlands	7,104	15,031	15,965	94%
Other contractual services: culverts/drains	-	3,248	11,010	30%
Other contractual services: lake health	-	603	2,753	22%
Aquascaping* ¹	-	7,707	8,258	93%
Capital outlay	-	-	4,129	0%
Repairs and Maintenance (Aerators)*	-	3,890	4,129	94%
Total water management services	<u>14,722</u>	<u>87,802</u>	<u>126,066</u>	70%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	4,129	0%
Total landscape services	-	-	4,129	0%
Roadway services				
Personnel	206	1,955	3,296	59%
Fuel	-	1,687	-	N/A
Repairs and maintenance - parts	-	221	1,376	16%
Insurance	12	958	188	510%
Total irrigation supply services	218	4,821	4,860	99%
Irrigation supply services				
Personnel	4,365	41,306	53,625	77%
Repairs and maintenance - parts	4,270	21,306	18,750	114%
Insurance* ¹	-	7,583	5,625	135%
Meter costs	553	5,051	5,625	90%
Other contractual services	1,108	8,893	6,750	132%
Electricity	6,957	52,980	75,000	71%
Pumps & machinery	1,478	44,285	37,500	118%
Depreciation	3,626	33,502	45,000	74%
Total irrigation supply services	22,357	214,906	247,875	87%
Total operating expenses	41,277	362,797	453,849	80%
Operating income/(loss)	(10,124)	14,019	9,033	
Nonoperating revenues/(expenses)				
Interest income	3	21	375	6%
Total nonoperating revenues	3	21	375	6%
Change in net position	(10,121)	14,040	9,408	
Total net position - beginning	1,179,872	1,155,711	999,374	
Total net position - ending	<u>\$ 1,169,751</u>	<u>\$ 1,169,751</u>	<u>\$ 1,008,782</u>	

*¹ Typically an annual expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2021**

	General Fund		
	101	Uninsurable Assets 354	Total Governmental Funds
ASSETS			
Cash			
SunTrust	\$ 27,192	\$ 72,070	\$ 99,262
FineMark MM	20,793	124,007	144,800
FineMark ICS	-	86,475	86,475
Accounts receivable (clearing fund)	86,980	-	86,980
Due from Bay Creek - enterprise fund 451	136	-	136
Due from other governments - Bayside Improvement			
Bayside general fund 001	1,094	-	1,094
Bayside general fund 002 - The Colony	4,535	-	4,535
WC deposit	344	-	344
Total assets	<u>\$ 141,074</u>	<u>\$ 282,552</u>	<u>\$ 423,626</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Accounts payable	\$ 289	\$ -	\$ 289
Due to other governments - Bayside Improvement			
Bayside - enterprise fund 401	85	-	85
Total liabilities	<u>374</u>	<u>-</u>	<u>374</u>
Fund balances			
Unassigned	140,700	282,552	423,252
Total fund balances	<u>140,700</u>	<u>282,552</u>	<u>423,252</u>
Total liabilities and fund balances	<u>\$ 141,074</u>	<u>\$ 282,552</u>	<u>\$ 423,626</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 661	\$ 429,945	\$ 438,682	98%
Interest	2	22	291	8%
Street sweeping	-	-	1,928	0%
Miscellaneous-FEMA/State reimbursement	424	833	-	N/A
Total revenues	<u>1,087</u>	<u>430,800</u>	<u>440,901</u>	98%
EXPENDITURES				
Administration services				
Supervisors	-	6,055	9,689	62%
Engineering	40	2,959	3,536	84%
Legal	812	4,077	3,536	115%
Audit	1,125	3,000	9,000	33%
Management	660	5,941	7,921	75%
Accounting & payroll	264	2,376	3,168	75%
Computer services	79	813	951	85%
Assessment roll preparation* ¹	-	1,599	1,599	100%
Telephone	15	134	179	75%
Postage & reproduction	23	202	255	79%
Printing & binding	77	696	928	75%
Legal notices and communications	-	109	212	51%
Office supplies	-	130	28	464%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	30	48	63%
Insurance* ¹	-	8,334	8,175	102%
Miscellaneous (bank fees)	72	764	1,273	60%
Total administration services	<u>3,167</u>	<u>37,269</u>	<u>50,548</u>	74%
Field management fees				
Other contractual	594	5,347	7,129	75%
Total field management	<u>594</u>	<u>5,347</u>	<u>7,129</u>	75%
Water management				
NPDES program	-	150	597	25%
Other contractual services: lakes	3,304	24,712	34,024	73%
Other contractual services: wetlands	3,081	6,520	6,924	94%
Other contractual service: culverts/drains	-	1,409	4,775	30%
Other contractual services: lake health	-	396	1,194	33%
Aquascaping* ¹	-	3,343	3,582	93%
Capital outlay	-	-	1,791	0%
Repairs and Maintenance (Aerators)	-	1,687	1,791	94%
Total water management	<u>6,385</u>	<u>38,217</u>	<u>54,678</u>	70%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	737	5,866	7,355	80%
Equipment	-	450	-	N/A
Contractual services-lightpole	-	10,113	7,544	134%
Total street lighting	<u>737</u>	<u>16,429</u>	<u>14,899</u>	110%
Landscape services				
Supervisor	1,715	16,016	20,935	77%
Personnel services	12,904	133,756	174,455	77%
Capital outlay	-	9,545	10,373	92%
Fuel	415	3,298	4,149	79%
Repairs and maintenance (parts)	565	5,320	8,487	63%
Insurance* ¹	-	2,677	2,638	101%
Minor operating equipment	25	1,857	3,772	49%
Horticulture dumpster	123	4,291	6,601	65%
Employee uniforms	-	3,643	4,715	77%
Chemicals	206	7,462	11,316	66%
Flower program* ²	-	18,309	23,575	78%
Mulch program* ²	-	14,216	14,522	98%
Plant replacement program* ²	-	4,882	9,430	52%
Other contractual - tree trimming* ¹	-	-	1,791	0%
Other contractual - horticulturalist	-	80	566	14%
Other contractual - training	-	-	283	0%
Maintenance tracking software	189	2,233	2,263	99%
Fountain maintenance	36	2,280	1,415	161%
Office operations	305	3,318	4,715	70%
Monument maintenance	-	882	3,772	23%
Total landscape services	<u>16,483</u>	<u>234,065</u>	<u>309,773</u>	76%
Roadway services				
Personnel	123	1,236	1,430	86%
Repairs and maintenance - parts	-	96	1,415	7%
Insurance	-	293	283	104%
Total roadway services	<u>123</u>	<u>1,625</u>	<u>3,128</u>	52%
Parks & recreation				
Utilities	51	296	340	87%
Operating supplies	-	-	40	0%
Total parks and recreation	<u>51</u>	<u>296</u>	<u>380</u>	78%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	145	144	101%
Tax collector	-	214	216	99%
Total other fees & charges	-	359	360	100%
Total expenditures	27,540	333,607	440,895	76%
Excess/(deficiency) of revenues over/(under) expenditures	(26,453)	97,193	6	
Fund balances - beginning	167,153	43,507	131,596	
Fund balances - ending	<u>\$ 140,700</u>	<u>\$ 140,700</u>	<u>\$ 131,602</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 354 - UNINSURED ASSETS
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year to Date
REVENUES		
Interest	\$ 9	\$ 88
Total revenues	9	88
EXPENDITURES		
Miscellaneous expenses	50	170
Total expenditures	50	170
Excess/(deficiency) of revenues over/(under) expenditures	(41)	(82)
Fund balance - beginning	282,593	282,634
Fund balance - ending	\$282,552	\$ 282,552

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 451
JUNE 30, 2021**

	<u>Bay Creek Enterprise Fund 451</u>
ASSETS	
Current assets:	
Cash	
SunTrust	\$ 31,743
Accounts receivable (customers)	2,298
Due from Bayside general fund 001	149
Accounts receivable (clearing fund)	11,168
WC deposit	35
Total current assets	<u>45,393</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	18,320
Irrigation system	596,951
Less accumulated depreciation	<u>(505,788)</u>
Total capital assets, net of accumulated depreciation	<u>109,483</u>
Total noncurrent assets	<u>109,483</u>
Total assets	<u>154,876</u>
LIABILITIES	
Current Liabilities:	
Accounts payable	78
Customer deposits	12,189
Due to Bay Creek general fund 101	136
Due to Bayside enterprise fund 401	38,190
Total current liabilities	<u>50,593</u>
NET POSITION	
Net investment in capital assets	109,483
Unrestricted	<u>(5,200)</u>
Total net position	<u>\$ 104,283</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED JUNE 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 78	\$ 52,052	\$ 53,419	97%
Irrigation	17,311	122,590	181,896	67%
Meter fees	-	-	875	0%
Total operating revenues	<u>17,389</u>	<u>174,642</u>	<u>236,190</u>	74%
Operating expenses				
Administrative services				
Supervisors	-	2,019	3,230	63%
Engineering	18	1,308	1,563	84%
Legal	359	1,802	1,563	115%
Audit	375	1,000	3,000	33%
Management	328	2,956	3,942	75%
Accounting & payroll	117	1,050	1,400	75%
Computer services	35	359	420	85%
Utility billing	-	5,720	7,250	79%
Telephone	6	58	78	74%
Postage & reproduction	10	89	113	79%
Printing and binding	34	307	410	75%
Legal notices and communications	-	48	94	51%
Office supplies	-	57	13	438%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	13	37	35%
Insurance* ¹	-	2,778	2,846	98%
Miscellaneous	32	338	563	60%
Total administrative services	<u>1,314</u>	<u>19,924</u>	<u>26,544</u>	75%
Field management services				
Other contractual services	<u>263</u>	<u>2,363</u>	<u>3,150</u>	75%
Total field management services	<u>263</u>	<u>2,363</u>	<u>3,150</u>	75%
Water management services				
NPDES program	-	116	459	25%
Other contractual services: lakes	2,539	18,992	26,149	73%
Other contractual services: wetlands	2,368	5,010	5,322	94%
Other contractual services: culverts/drains	-	1,083	3,670	30%
Other contractual services: lake health	-	201	918	22%
Aquascaping* ¹	-	2,569	2,753	93%
Capital outlay	-	-	1,376	0%
Repairs and Maintenance (Aerators)*	-	1,297	1,376	94%
Total water management services	<u>4,907</u>	<u>29,268</u>	<u>42,023</u>	70%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED JUNE 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Landscape services				
Other contractual - tree trimming	-	-	1,376	0%
Total landscape services	<u>-</u>	<u>-</u>	<u>1,376</u>	0%
Roadway services				
Personnel	69	651	1,099	59%
Fuel	-	562	-	N/A
Repairs and maintenance - parts	-	74	459	16%
Insurance	4	319	63	506%
Total irrigation supply services	<u>73</u>	<u>1,606</u>	<u>1,621</u>	99%
Irrigation supply services				
Personnel	1,455	13,789	17,875	77%
Reclaimed water	11,428	66,562	75,646	88%
Repairs and maintenance - parts	1,423	7,150	6,250	114%
Insurance* ¹	-	2,528	1,875	135%
Meter costs	184	1,616	1,875	86%
Other contractual services	369	2,964	2,250	132%
Electricity	2,319	17,660	25,000	71%
Pumps & machinery	493	14,762	12,500	118%
Depreciation	1,250	11,250	15,000	75%
Total irrigation supply services	<u>18,921</u>	<u>138,281</u>	<u>158,271</u>	87%
Total operating expenses	<u>25,478</u>	<u>191,442</u>	<u>232,985</u>	82%
Operating income/(loss)	(8,089)	(16,800)	3,205	
Nonoperating revenues/(expenses)				
Interest income	-	4	125	3%
Total nonoperating revenues	<u>-</u>	<u>4</u>	<u>125</u>	3%
Change in net position	(8,089)	(16,796)	3,330	
Total net position - beginning	112,372	121,079	166,549	
Total net position - ending	<u>\$ 104,283</u>	<u>\$ 104,283</u>	<u>\$ 169,879</u>	

*¹ Typically an annual expense.

**BAYSIDE IMPROVEMENT
AND
BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
CHECK REGISTER
JUNE 2021**

Bayside / Bay Creek Community Development District
CHECK REGISTER
June 2021

Type	Num	Date	Name	Memo	Account	Paid Amount	Class	Original Amount
Bill Pmt -Check	CBP	06/15/2021	AMERICAN HERITAGE LIFE	CASE #97790	101.000 · Securities - Suntrust Bank			-83.31
Bill	M019779011...	06/15/2021		LIFE INS 06/2021	537.120 · Payroll - Regular	-31.26	001 - Baysi...	31.26
				LIFE INS 06/2021	537.120 · Payroll - Regular	-44.78	002 - Baysi...	44.78
				LIFE INS 06/2021	537.120 · Payroll - Regular	-7.27	101 - Bay ...	7.27
TOTAL						-83.31		83.31
Bill Pmt -Check	CBP	06/15/2021	FLORIDA BLUE	44605001	101.000 · Securities - Suntrust Bank			-13,053.16
Bill	JUNE 2021	06/15/2021		GROUP 44605001 - HEALTH INS 06/...	537.120 · Payroll - Regular	-7,922.20	001 - Baysi...	7,922.20
				GROUP 44605001 - HEALTH INS 06/...	537.120 · Payroll - Regular	-1,076.68	002 - Baysi...	1,076.68
				GROUP 44605001 - HEALTH INS 06/...	537.120 · Payroll - Regular	-1,841.42	101 - Bay ...	1,841.42
				GROUP 44605001 - HEALTH INS 06/...	537.110 · Supervisor	-1,136.56	001 - Baysi...	1,136.56
				GROUP 44605001 - HEALTH INS 06/...	537.110 · Supervisor	-264.18	101 - Bay ...	264.18
				GROUP 44605001 - HEALTH INS 06/...	537.110 · Supervisor	-609.09	401 - Baysi...	609.09
				GROUP 44605001 - HEALTH INS 06/...	537.110 · Supervisor	-203.03	451 - Bay ...	203.03
TOTAL						-13,053.16		13,053.16
Bill Pmt -Check	CBP	06/21/2021	ExxonMobil Oil Corporation	7187859243276218 - CONFIRMATIO...	101.000 · Securities - Suntrust Bank			-2,737.98
Bill	71878592432...	06/21/2021		7187 8592 4376 6218	537.520 · Repairs and Maintenance (Fuel)	-1,785.32	001 - Baysi...	1,785.32
				7187 8592 4376 6218	537.520 · Repairs and Maintenance (Fuel)	-414.97	101 - Bay ...	414.97
				7187 8592 4376 6218	537.520 · Repairs and Maintenance (Fuel)	-537.69	002 - Baysi...	537.69
TOTAL						-2,737.98		2,737.98
Bill Pmt -Check	CBP	06/22/2021	FLORIDA BLUE	44605001	101.000 · Securities - Suntrust Bank			-13,053.16
Bill	JULY 2021	06/22/2021		GROUP 44605001 - HEALTH INS 07/...	155.000 · Prepaid Expense	-13,053.16	800 - Cleari...	13,053.16
TOTAL						-13,053.16		13,053.16
Bill Pmt -Check	CBP	06/23/2021	VERIZON WIRELESS		101.000 · Securities - Suntrust Bank			-621.74
Bill	9879844379	06/23/2021		413189983-00001 04/15/21 - confirma...	537.641 · Minor Operating Equipment	-108.23	001 - Baysi...	108.23
				413189983-00001 04/15/21 - confirma...	537.641 · Minor Operating Equipment	-25.16	101 - Bay ...	25.16
				413189983-00001 04/15/21 - confirma...	537.641 · Minor Operating Equipment	-316.27	002 - Baysi...	316.27
Bill	9879844380	06/23/2021		413189983-00001 05/15/21 - confirma...	537.310 · Office Operations	-139.63	001 - Baysi...	139.63
				413189983-00001 05/15/21 - confirma...	537.310 · Office Operations	-32.45	101 - Bay ...	32.45
TOTAL						-621.74		621.74
Bill Pmt -Check	21139	06/18/2021	BLUETARP FINANCIAL, INC.	98642	101.000 · Securities - Suntrust Bank			-264.99
Bill	61437058	06/15/2021		SUPPLIES 05/04/21	537.521 · Repairs and Maintenance (Parts)	-264.99	002 - Baysi...	264.99
TOTAL						-264.99		264.99
Bill Pmt -Check	21140	06/18/2021	CARDNO, INC.		101.000 · Securities - Suntrust Bank			-750.00

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Bayside / Bay Creek Community Development District
CHECK REGISTER
June 2021

Type	Num	Date	Name	Memo	Account	Paid Amount	Class	Original Amount
Bill	0309899	06/15/2021		WUP COMPLIANCE MONITORING - ...	536.340 · Other Contractual Services	-281.25	401 - Baysi...	281.25
Bill	0309900	06/15/2021		WUP COMPLIANCE MONITORING - ...	536.340 · Other Contractual Services	-93.75	451 - Bay ...	93.75
				DISTRICT WATER USE MONITORIN...	538.340 · Other Contractual Services	-192.61	001 - Baysi...	192.61
				DISTRICT WATER USE MONITORIN...	538.340 · Other Contractual Services	-44.77	101 - Bay ...	44.77
				DISTRICT WATER USE MONITORIN...	538.340 · Other Contractual Services	-103.22	401 - Baysi...	103.22
				DISTRICT WATER USE MONITORIN...	538.340 · Other Contractual Services	-34.40	451 - Bay ...	34.40
TOTAL						-750.00		750.00
Bill Pmt -Check	21141	06/18/2021	CARTER FENCE COMPANY, I...	CHAIN LINK FENCE REPAIR - 05/05...	101.000 · Securities - Suntrust Bank			-500.00
Bill	9888	06/15/2021		CHAIN LINK FENCE REPAIR - 05/05/...	537.521 · Repairs and Maintenance (Parts)	-405.70	001 - Baysi...	405.70
				CHAIN LINK FENCE REPAIR - 05/05/...	537.521 · Repairs and Maintenance (Parts)	-94.30	101 - Bay ...	94.30
TOTAL						-500.00		500.00
Bill Pmt -Check	21142	06/18/2021	COLEMAN, YOVANOVICH & ...	PROFESSIONAL FEE 04/30/21	101.000 · Securities - Suntrust Bank			-2,695.00
Bill	16841-001M 8	06/15/2021		PROFESSIONAL FEE 04/30/21	514.100 · Legal Fees	-1,640.04	001 - Baysi...	1,640.04
				PROFESSIONAL FEE 04/30/21	514.100 · Legal Fees	-381.21	101 - Bay ...	381.21
				PROFESSIONAL FEE 04/30/21	514.100 · Legal Fees	-505.31	401 - Baysi...	505.31
				PROFESSIONAL FEE 04/30/21	514.100 · Legal Fees	-168.44	451 - Bay ...	168.44
TOTAL						-2,695.00		2,695.00
Bill Pmt -Check	21143	06/18/2021	DANIEL H. COX, P.A.	PROFESSIONAL SVC - 06/01/21	101.000 · Securities - Suntrust Bank			-718.00
Bill	11101	06/15/2021		PROFESSIONAL SVC - 06/01/21	514.100 · Legal Fees	-436.94	001 - Baysi...	436.94
				PROFESSIONAL SVC - 06/01/21	514.100 · Legal Fees	-101.56	101 - Bay ...	101.56
				PROFESSIONAL SVC - 06/01/21	514.100 · Legal Fees	-134.63	401 - Baysi...	134.63
				PROFESSIONAL SVC - 06/01/21	514.100 · Legal Fees	-44.87	451 - Bay ...	44.87
TOTAL						-718.00		718.00
Bill Pmt -Check	21144	06/18/2021	F P L		101.000 · Securities - Suntrust Bank			-8,701.32
Bill	04868-77020 ...	06/15/2021		04868-77020 - 4591 PELICAN COLO...	570.520 · Operating Supplies	-1,052.87	002 - Baysi...	1,052.87
Bill	05445-98022 ...	06/15/2021		05445-98022 - 3640 LAKEMONT DR ...	570.520 · Operating Supplies	-128.94	002 - Baysi...	128.94
Bill	15114-45403 ...	06/15/2021		15114-45403 - 23505 VIA VENETO B...	570.520 · Operating Supplies	-1,039.03	002 - Baysi...	1,039.03
Bill	24749-04022 ...	06/15/2021		24749-04022 - 25131 BAY CEDAR D...	570.520 · Operating Supplies	-63.18	002 - Baysi...	63.18
Bill	29328-58141 ...	06/15/2021		29328-58141 - 1 PELICAN LANDING ...	570.520 · Operating Supplies	-778.07	002 - Baysi...	778.07
Bill	29380-75591 ...	06/15/2021		29380-75591 - 23650 VIA VENETO B...	570.520 · Operating Supplies	-903.35	002 - Baysi...	903.35
Bill	41442-30150 ...	06/15/2021		41442-30150 - 24990 GOLDCREST D...	570.520 · Operating Supplies	-224.06	002 - Baysi...	224.06
Bill	51469-04361 ...	06/15/2021		51469-04361 - 23540 VIA VENETO B...	570.520 · Operating Supplies	-368.81	002 - Baysi...	368.81
Bill	69418-94591 ...	06/15/2021		69418-94591 - 23800 TUSCANY WA...	570.520 · Operating Supplies	-479.10	002 - Baysi...	479.10
Bill	74471-58572 ...	06/15/2021		74471-58572 - 4700 PELICAN COLO...	570.520 · Operating Supplies	-966.11	002 - Baysi...	966.11
Bill	74836-74573 ...	06/15/2021		74836-74573 - 3992 PELICAN COLO...	570.520 · Operating Supplies	-736.86	002 - Baysi...	736.86
Bill	94037-03029 ...	06/15/2021		94037-03029 - 25090 RIDGE OAK D...	570.520 · Operating Supplies	-85.92	002 - Baysi...	85.92
Bill	94637-13421 ...	06/15/2021		94637-13421 - 4101 PELICAN COLO...	570.520 · Operating Supplies	-1,875.02	002 - Baysi...	1,875.02
TOTAL						-8,701.32		8,701.32

Bayside / Bay Creek Community Development District
CHECK REGISTER
June 2021

Type	Num	Date	Name	Memo	Account	Paid Amount	Class	Original Amount
Bill Pmt -Check	21145	06/18/2021	FLORIDA COMBINED LIFE IN...	GROUP #26653	101.000 · Securities - Suntrust Bank			-74.88
Bill	069452256	06/15/2021		LIFE INS 06/2021	537.120 · Payroll - Regular	-54.01	001 - Baysi...	54.01
				LIFE INS 06/2021	537.120 · Payroll - Regular	-8.32	002 - Baysi...	8.32
				LIFE INS 06/2021	537.120 · Payroll - Regular	-12.55	101 - Bay ...	12.55
TOTAL						-74.88		74.88
Bill Pmt -Check	21146	06/18/2021	FORESTRY RESOURCES, INC.	CUST#2223	101.000 · Securities - Suntrust Bank			-396.00
Bill	548925/5	06/15/2021		SUPPLIES - 05/25/21	537.522 · Chemicals	-129.00	002 - Baysi...	129.00
Bill	548637/5	06/15/2021		SUPPLIES - 04/19/21	537.521 · Repairs and Maintenance (Parts)	-216.64	001 - Baysi...	216.64
				SUPPLIES - 04/19/21	537.521 · Repairs and Maintenance (Parts)	-50.36	101 - Bay ...	50.36
TOTAL						-396.00		396.00
Bill Pmt -Check	21147	06/18/2021	GREENCO VEGETATION REC...		101.000 · Securities - Suntrust Bank			-975.00
Bill	11980	06/15/2021		50 YDS - 05/25	537.344 · Horticultural Dumpster	-325.00	002 - Baysi...	325.00
Bill	11984	06/15/2021		50 YDS - 05/24	537.344 · Horticultural Dumpster	-263.70	001 - Baysi...	263.70
				50 YDS - 05/24	537.344 · Horticultural Dumpster	-61.30	101 - Bay ...	61.30
Bill	11987	06/15/2021		50 YDS - 05/24	537.344 · Horticultural Dumpster	-263.70	001 - Baysi...	263.70
				50 YDS - 05/24	537.344 · Horticultural Dumpster	-61.30	101 - Bay ...	61.30
TOTAL						-975.00		975.00
Bill Pmt -Check	21148	06/18/2021	GULFSCAPES	LABOR & MATERIALS TO COMPLE...	101.000 · Securities - Suntrust Bank			-1,411.00
Bill	27481	06/15/2021		LABOR & MATERIALS TO COMPLE...	538.340 · Other Contractual Services	-724.71	001 - Baysi...	724.71
				LABOR & MATERIALS TO COMPLE...	538.340 · Other Contractual Services	-168.45	101 - Bay ...	168.45
				LABOR & MATERIALS TO COMPLE...	538.340 · Other Contractual Services	-388.38	401 - Baysi...	388.38
				LABOR & MATERIALS TO COMPLE...	538.340 · Other Contractual Services	-129.46	451 - Bay ...	129.46
TOTAL						-1,411.00		1,411.00
Bill Pmt -Check	21149	06/18/2021	HARRELL'S LLC	SUPPLIES 05/11/21	101.000 · Securities - Suntrust Bank			-633.45
Bill	INV01495407	06/15/2021		SUPPLIES 05/11/21	537.522 · Chemicals	-633.45	002 - Baysi...	633.45
TOTAL						-633.45		633.45
Bill Pmt -Check	21150	06/18/2021	HOTWIRE COMMUNICATION...	INTERNET 05/14/21	101.000 · Securities - Suntrust Bank			-152.00
Bill	30057839-1 0...	06/15/2021		INTERNET 05/14/21	537.310 · Office Operations	-123.33	001 - Baysi...	123.33
				INTERNET 05/14/21	537.310 · Office Operations	-28.67	101 - Bay ...	28.67
TOTAL						-152.00		152.00
Bill Pmt -Check	21151	06/18/2021	KEEN CHOICE COMMUNICAT...	INSTALL CONDUIT UNDER ROAD/...	101.000 · Securities - Suntrust Bank			-1,000.00
Bill	5037	06/15/2021		INSTALL CONDUIT UNDER ROAD/D...	536.521 · Repairs & Maintenance Parts	-750.00	401 - Baysi...	750.00
				INSTALL CONDUIT UNDER ROAD/D...	536.521 · Repairs & Maintenance Parts	-250.00	451 - Bay ...	250.00

Bayside / Bay Creek Community Development District
CHECK REGISTER
June 2021

Type	Num	Date	Name	Memo	Account	Paid Amount	Class	Original Amount
TOTAL						-1,000.00		1,000.00
Bill Pmt -Check	21152	06/18/2021	KEMP, ROBERT	REIMBURSE 05/26/21 - BB LOCKS...	101.000 · Securities - Suntrust Bank			-93.66
Bill	REIMBURSE ...	06/15/2021		REIMBURSE 05/26/21 - BB LOCKSM...	537.310 · Office Operations	-76.00	001 - Baysi...	76.00
				REIMBURSE 05/26/21 - BB LOCKSM...	537.310 · Office Operations	-17.66	101 - Bay ...	17.66
TOTAL						-93.66		93.66
Bill Pmt -Check	21153	06/18/2021	M.R.I. UNDERWATER SPECIA...	INSTALL 2 NEW PUMP BASKETS 0...	101.000 · Securities - Suntrust Bank			-1,970.00
Bill	39336	06/15/2021		INSTALL 2 NEW PUMP BASKETS 06...	536.640 · Pumps & Machinery	-1,477.50	401 - Baysi...	1,477.50
				INSTALL 2 NEW PUMP BASKETS 06...	536.640 · Pumps & Machinery	-492.50	451 - Bay ...	492.50
TOTAL						-1,970.00		1,970.00
Bill Pmt -Check	21154	06/18/2021	MELROSE SUPPLY & SALES ...		101.000 · Securities - Suntrust Bank			-3,505.90
Bill	4052299-00	06/15/2021		SUPPLIES 05/21/21	536.521 · Repairs & Maintenance Parts	-217.25	401 - Baysi...	217.25
				SUPPLIES 05/21/21	536.521 · Repairs & Maintenance Parts	-72.41	451 - Bay ...	72.41
Bill	4052607-00	06/15/2021		SUPPLIES 05/28/21	536.521 · Repairs & Maintenance Parts	-501.38	401 - Baysi...	501.38
				SUPPLIES 05/28/21	536.521 · Repairs & Maintenance Parts	-167.12	451 - Bay ...	167.12
Bill	4052608-00	06/15/2021		SUPPLIES 05/28/21	536.521 · Repairs & Maintenance Parts	-236.80	401 - Baysi...	236.80
				SUPPLIES 05/28/21	536.521 · Repairs & Maintenance Parts	-78.94	451 - Bay ...	78.94
Bill	4052609-00	06/15/2021		SUPPLIES 05/28/21	536.521 · Repairs & Maintenance Parts	-236.80	401 - Baysi...	236.80
				SUPPLIES 05/28/21	536.521 · Repairs & Maintenance Parts	-78.94	451 - Bay ...	78.94
Bill	4052911-00	06/15/2021		SUPPLIES 06/07/21	536.521 · Repairs & Maintenance Parts	-236.80	401 - Baysi...	236.80
				SUPPLIES 06/07/21	536.521 · Repairs & Maintenance Parts	-78.94	451 - Bay ...	78.94
Bill	4052912-00	06/15/2021		SUPPLIES 06/07/21	536.490 · Meter Costs	-236.80	401 - Baysi...	236.80
				SUPPLIES 06/07/21	536.490 · Meter Costs	-78.94	451 - Bay ...	78.94
Bill	4053008-00	06/15/2021		SUPPLIES 06/09/21	536.521 · Repairs & Maintenance Parts	-335.34	401 - Baysi...	335.34
				SUPPLIES 06/09/21	536.521 · Repairs & Maintenance Parts	-111.78	451 - Bay ...	111.78
Bill	4053009-00	06/15/2021		SUPPLIES 06/09/21	536.521 · Repairs & Maintenance Parts	-312.51	401 - Baysi...	312.51
				SUPPLIES 06/09/21	536.521 · Repairs & Maintenance Parts	-104.17	451 - Bay ...	104.17
Bill	4053010-00	06/15/2021		SUPPLIES 06/09/21	536.490 · Meter Costs	-315.74	401 - Baysi...	315.74
				SUPPLIES 06/09/21	536.490 · Meter Costs	-105.24	451 - Bay ...	105.24
TOTAL						-3,505.90		3,505.90
Bill Pmt -Check	21155	06/18/2021	PASSARELLA & ASSOCIATE...	PROFESSIONAL SERVICES THRU ...	101.000 · Securities - Suntrust Bank			-280.00
Bill	18BCC2859 -...	06/15/2021		PROFESSIONAL SERVICES THRU ...	519.320 · Engineering Fees	-170.39	001 - Baysi...	170.39
				PROFESSIONAL SERVICES THRU ...	519.320 · Engineering Fees	-39.61	101 - Bay ...	39.61
				PROFESSIONAL SERVICES THRU ...	519.320 · Engineering Fees	-52.50	401 - Baysi...	52.50
				PROFESSIONAL SERVICES THRU ...	519.320 · Engineering Fees	-17.50	451 - Bay ...	17.50
TOTAL						-280.00		280.00
Bill Pmt -Check	21156	06/18/2021	RESOURCE CONSERVATION	11685 - 05/27/21	101.000 · Securities - Suntrust Bank			-11,427.44
Bill	11685-052721	06/15/2021		11685 - 05/27/21	536.642 · Reclaimed Water	-11,427.44	451 - Bay ...	11,427.44

Bayside / Bay Creek Community Development District
CHECK REGISTER
June 2021

Type	Num	Date	Name	Memo	Account	Paid Amount	Class	Original Amount
TOTAL						-11,427.44		11,427.44
Bill Pmt -Check	21157	06/18/2021	SAFETY-KLEEN SYSTEMS, I...	OIL SERVICE 05/11/21	101.000 · Securities - Suntrust Bank			-111.60
Bill	86087004	06/15/2021		OIL SERVICE 05/11/21	537.310 · Office Operations	-90.55	001 - Baysi...	90.55
				OIL SERVICE 05/11/21	537.310 · Office Operations	-21.05	101 - Bay ...	21.05
TOTAL						-111.60		111.60
Bill Pmt -Check	21158	06/18/2021	SITEONE LANDSCAPE SUPP...		101.000 · Securities - Suntrust Bank			-718.16
Bill	109494699-001	06/15/2021		SUPPLIES 05/25/21	537.522 · Chemicals	-488.24	001 - Baysi...	488.24
				SUPPLIES 05/25/21	537.522 · Chemicals	-113.49	101 - Bay ...	113.49
Bill	109053822-001	06/15/2021		SUPPLIES 05/13/21	536.521 · Repairs & Maintenance Parts	-87.32	401 - Baysi...	87.32
				SUPPLIES 05/13/21	536.521 · Repairs & Maintenance Parts	-29.11	451 - Bay ...	29.11
TOTAL						-718.16		718.16
Bill Pmt -Check	21159	06/18/2021	SOLITUDE LAKE MANAGEM...	05/21 BAYSIDE & BAY CREEK	101.000 · Securities - Suntrust Bank			-25,139.00
Bill	PI-A00598065	06/15/2021		05/21 BAYSIDE & BAY CREEK	538.340 · Other Contractual Services	-12,911.80	001 - Baysi...	12,911.80
				05/21 BAYSIDE & BAY CREEK	538.340 · Other Contractual Services	-3,001.19	101 - Bay ...	3,001.19
				05/21 BAYSIDE & BAY CREEK	538.340 · Other Contractual Services	-6,919.51	401 - Baysi...	6,919.51
				05/21 BAYSIDE & BAY CREEK	538.340 · Other Contractual Services	-2,306.50	451 - Bay ...	2,306.50
TOTAL						-25,139.00		25,139.00
Bill Pmt -Check	21160	06/18/2021	STAPLES CREDIT PLAN	6035517862455192	101.000 · Securities - Suntrust Bank			-269.22
Bill	1997323	06/15/2021		SUPPLIES 05/20/21	537.310 · Office Operations	-218.45	001 - Baysi...	218.45
				SUPPLIES 05/20/21	537.310 · Office Operations	-50.77	101 - Bay ...	50.77
TOTAL						-269.22		269.22
Bill Pmt -Check	21161	06/18/2021	SWEETWATER POOL SERVICE		101.000 · Securities - Suntrust Bank			-1,267.75
Bill	70852	06/15/2021		06/21 SERVICE	572.430 · Parks & Recreation Utilities	-667.20	001 - Baysi...	667.20
				06/21 SERVICE	572.430 · Parks & Recreation Utilities	-27.80	101 - Bay ...	27.80
Bill	70859	06/15/2021		FILTER CARTRIDGE FOR FILTER A...	572.430 · Parks & Recreation Utilities	-549.84	001 - Baysi...	549.84
				FILTER CARTRIDGE FOR FILTER A...	572.430 · Parks & Recreation Utilities	-22.91	101 - Bay ...	22.91
TOTAL						-1,267.75		1,267.75
Bill Pmt -Check	21162	06/18/2021	WASTE PRO OF FLORIDA, INC.	WASTE REMOVAL 06/01/21 - 06/30/21	101.000 · Securities - Suntrust Bank			-153.04
Bill	2217915	06/15/2021		WASTE REMOVAL 06/01/21 - 06/30/21	537.310 · Office Operations	-124.18	001 - Baysi...	124.18
				WASTE REMOVAL 06/01/21 - 06/30/21	537.310 · Office Operations	-28.86	101 - Bay ...	28.86
TOTAL						-153.04		153.04

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

16

40	Roy Hyman	PLCA General Manager
41	Ellen Dennis (via Zoom)	Resident/PLCA President
42	Joanna Muller (via Zoom)	Resident/PLCA Landscape Committee
43	Gail Gravenhorst	Resident/Landscape Committee Member
44	Ed Shinouskis (via Zoom)	Resident/Water Quality Task Force Member
45	Howard Lowe (via Zoom)	Resident
46	Ann Cramer (via Zoom)	Resident

47
48

FIRST ORDER OF BUSINESS

Call to Order/Phone Silent Mode/Pledge of Allegiance

50
51

52 Mr. McCarthy called the meeting to order at 2:00 p.m. All present recited the pledge of
53 allegiance.

54

SECOND ORDER OF BUSINESS

Roll Call

56
57

58 For Bay Creek CDD, Supervisors Travers, Addison, Durney and McVay were present, in
59 person. Supervisor Janek was attending virtually. For Bayside Improvement CDD, all Supervisors
60 were present, in person.

60

On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Travers, with all in favor, authorizing Mr. Janek's attendance and full participation, virtually, due to exceptional circumstances, was approved.

61
62

63
64

THIRD ORDER OF BUSINESS

Public Comments: *Agenda Items*

67
68

69 Resident and Water Quality Task Force Member Ed Shinouskis referred to Item 6C and
70 asked the Board to strongly consider approving funding for the total nitrogen testing for the
71 specific locations listed, as he felt that it would help the Districts know the level of nitrogen, if
72 any, the Districts are discharging into Spring Creek. He appreciated the Boards support.

72 Mr. Adams noted that the Ninth Order of Business was inadvertently on the agenda and
73 would be deferred to the workshop.

74

75 **JOINT BOARD ITEMS**

76 **FOURTH ORDER OF BUSINESS**

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

77
78

79 Mr. Kayne introduced Mr. Neill Mathes, a new Associate who is taking on an assistant
80 role as Project Manager for District-related items. The Districts would not be charged for Mr.
81 Mathes' attendance today.

82 Mr. Kayne stated there was nothing to report. He would monitor the upcoming wet
83 season projected storm events, as lake levels begin to rise. In response to a request, he
84 discussed the Districts and the South Florida Water Management District (SFWMD) sluice gate
85 process.

86

87 **FIFTH ORDER OF BUSINESS**

Lake Maintenance Report: *SOLitude Lake Management*

88
89

90 Ms. Kennedy presented the June Monthly Report and reported the following:

91 ➤ Lakes D-13, E-8, E-9 and F-15 required attention; the other lakes were in pretty good
92 condition.

93 ➤ Lake E-5: The Service Department was investigating why the breaker for the nano-
94 bubbler system was being tripped. The first full month of treatment for the bacteria study was
95 completed and sampling for water quality and muck analysis would occur next week. A full
96 report would be completed at the end of the six-month study.

97 Mr. Durney asked if operating the timers on the nano-bubbler systems for half days was
98 effective, with regard to water quality, and, if not, should relocating them to other ponds be
99 considered. Ms. Kennedy discussed noise issues and stated each lake must be evaluated before
100 adjusting or adding timers.

101

102 **SIXTH ORDER OF BUSINESS**

Committee Reports

103

104 **A. PLCA Landscape Committee**

105 Ms. Muller reported the following:

106 ➤ Landscaping for the Phase 1 North gate house was completed.

107 ➤ Phase 2 work on the North gate house was going out to bid.

108 Mr. Adams would email project updates from Ms. Muller to the Boards.

109 **B. Colony Landscape Committee**

110 Ms. Gravenhorst emailed the Report to the Board and Staff.

111 **C. Water Quality Task Force**

112 • **Discussion: Request to Conduct Water Samplings in the Ponds to Identify**
113 **Elevated Nitrogen Levels in Water Entering the Community**

114 The discussion was about water “Discharged Out of the Community” rather than
115 “Entering the Community”.

116 Mr. Durney distributed the sampling plan and costs, prepared in coordination with
117 SOLitude, which is less costly than previously discussed. He proposed redirecting the sediment
118 sampling funds, if available, to fund the sampling plan outlined in the SOLitude contract, as this
119 item was not budgeted for in Fiscal Year 2021. Mr. Adams noted \$9,000 was designated for lake
120 health and no contracts were issued as he knew requests for sampling were pending. Mr.
121 Durney noted the Water Quality Task Force (WQTF) determined that sampling should not be
122 calendar driven; rather, it should be rainfall driven in locations, prior to the first discharge of
123 water in the ponds, as stated in the plan.

124 Ms. Montgomery noted this plan and the areas chosen are an attempt to decide if the
125 Districts are significant contributors to the total nitrogen issues. In response to a question, the
126 WQTF decided to target nitrogen levels since phosphate levels were not as significant a
127 contributor to contamination compared to nitrogen.

128

129 **On MOTION for Bayside Improvement by Mr. Bill Nicholson and seconded by**
130 **Mr. Cramer, with all in favor, the Sampling Plan to test for nitrogen in selected**
131 **locations, in a not-to-exceed amount of \$4,600, was approved.**

132

133 **On MOTION for Bay Creek by Mr. Durney and seconded by Mr. Janek, with all**
134 **in favor, the Sampling Plan to test for nitrogen in selected locations, in a not-**
135 **to-exceed amount of \$4,600, was approved.**

136 **SEVENTH ORDER OF BUSINESS**

**Consideration of M.R.I. Underwater
Specialists, Inc., Phase Two Outfall and
Interconnecting Pipe Cleaning Reinspection
Report**

137
138
139
140

141 This discussion was about the M.R.I. Underwater Specialists, Inc. (MRI) Phase Two
142 Outfall and Interconnecting Pipe Cleaning “Inspection Report” rather than a “Reinspection
143 Report”.

144 **A. Discussion: Storm Sewer Allowable Blockage Percentage**

145 Mr. McCarthy asked Mr. Morgan Brown, of Sewer Viewer, to explain the approach to
146 cleaning catch basins. Mr. Brown referred to the basic maintenance plan proposal to be
147 addressed during the Eighth Order of Business. He responded to questions regarding use of
148 back truck, the parameters to clean the catch basins were set at 5” or 6” of sand, cleaning the
149 interconnecting pipes was not included in the plan. He discussed prior work with the Developer
150 and the Tennis Center and the extensive cleaning in 2012 and 2013 for the golf course.

151 Mr. Radford discussed MRI’s use of divers to inspect and clean the pipes. Discussion
152 ensued regarding differences in scope of work for cleaning pipes and the opinion provided by
153 the District Engineer to clean pipes with blockage of 25% of the diameter or greater and the
154 Florida Department of Transportation (FDOT) Maintenance Rating Program (MRP) Handbook
155 recommendation not to exceed 40%. Vendors addressed questions regarding scope, difference
156 in the number of structures, etc.

157 Sewer Viewer was asked to provide a proposal with a scope of work similar to MRI’s and
158 MRI was asked to provide a proposal similar to Sewer Viewer’s scope for Mrs. Adams to present
159 at the next meeting.

160 **B. 2021 Inspection Report**

161 **C. Map**

162 **D. Memo/Quotes – Phase 2 Storm Structure Cleaning**

163 **I. Estimate #2629 – 45% or More**

164 **II. Estimate #2761 – 25% or More**

165

166 **EIGHTH ORDER OF BUSINESS**

Discussion/Consideration: Sewer Viewer, Inc., Proposal – Catch Basin Direct Truck Access, Catch Basin No Direct Truck Access and Lake Outfall/Connector Cleaning of Sand and Debris

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172 This item was addressed during the Seventh Order of Business and would be on the next
173 agenda.

174

175 **NINTH ORDER OF BUSINESS**

Continued Discussion: Fiscal Year 2022 Proposed Budget

176
177

178 This item was deferred to the July 16, 2021 Budget Workshop.

179

180 **TENTH ORDER OF BUSINESS**

Discussion/Consideration: Disaster Response Agreement with the PLCA

181
182

183 Mr. Adams stated that the version of the Disaster Response Agreement with the PLCA
184 included adjustments from Mr. Urbancic and the PLCA. He highlighted discussions that
185 warranted verbiage changes regarding the timeline for removal of debris, direct billing the
186 PLCA, emergency access repair; the E-Verify clause was added into both Agreements.

187 Mr. Urbancic explained each redline change. Discussion ensued regarding concerns
188 about having more than one decision-maker and clarifying language whereby the Manager shall
189 determine when to invoke the provisions. Ms. Dennis would consult with PLCA Counsel to
190 determine whether they would agree with the Districts' removal of the indemnification clause.
191 Mr. Cox would provide Mr. Urbancic with references for this matter to evaluate whether to re-
192 insert the deleted Federal Emergency Management Agency (FEMA) claim back into the
193 Agreement.

194

On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Addison, with all in favor, the Disaster Response Agreement with the PLCA, subject to incorporating the edits discussed, and Authorizing the Chair to execute, was approved.

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On MOTION for Bayside by Mr. Bill Nicholson and seconded by Ms. Montgomery, with all in favor, the Disaster Response Agreement with the PLCA, subject to Mr. Urbancic incorporating the edits discussed, and authorizing the Chair to execute, was approved.

ELEVENTH ORDER OF BUSINESS

Discussion/Consideration: Disaster Response Agreement with The Colony at Pelican Landing, INC.

Mr. Urbancic highlighted revisions that were made to standardize the changes in the Agreement. The following change would be made:

Page 2, Section 5, last sentence: Change “seven (7)” to “thirty (30)”

Mr. Cramer asked about including verbiage about using the beach parking lot as an interim area. Mr. Adams stated he needed to discuss it with the PLCA and noted that he had another area at The Colony in mind; separate locations are needed to properly document services.

On MOTION for Bayside by Mr. Bill Nicholson and seconded by Mr. Jim Nicholson, with all in favor, the Disaster Response Agreement with The Colony at Pelican Landing, INC., subject to Mr. Urbancic incorporating the edits discussed, and authorizing the Chair to execute, was approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2021 and noted that certain expenses discussed at the last meeting still needed to be recoded. Discussion ensued regarding including services for additional weekend landscape labor and staggering crews through the week to offset overtime labor costs. Bayside’s Financial Impact Reports would include weekend landscape labor and vehicle and phone use for the remainder of the year and would be included in the next agenda. The financials were accepted.

234 **THIRTEENTH ORDER OF BUSINESS** **Approval of May 24, 2021 Joint Regular**
235 **Meeting Minutes**
236

237 Mr. McCarthy presented the May 24, 2021 Joint Regular Meeting Minutes.
238

239 **On MOTION for Bay Creek by Mr. Durney and seconded by Ms. McVay, with all**
240 **in favor, the May 24, 2021 Joint Regular Meeting Minutes, as amended to**
241 **include any changes submitted to Management, were approved.**
242

243 **On MOTION for Bayside by Mr. Bill Nicholson and seconded by Mr. Jim**
244 **Nicholson, with all in favor, the May 24, 2021 Joint Regular Meeting Minutes,**
245 **as amended to include any changes submitted to Management, were**
246 **approved.**
247

248
249 **FOURTEENTH ORDER OF BUSINESS** **Action Items**

250
251 The Action Items were updated following the meeting.
252

253 **FIFTEENTH ORDER OF BUSINESS** **Old Business**

254
255 There being no old business to discuss, the next item followed.
256

257 **SIXTEENTH ORDER OF BUSINESS** **Staff Reports**

258
259 **A. District Counsel**

260 **I. *Gregory Urbancic, Esq., Coleman Yovanovich Koester, P.A.***

261 Mr. Urbancic stated, if new legislation is executed today by the Governor, the Districts
262 would be required to prepare a needs analysis to submit to the County, effective July 1, 2021.

263 **II. *Daniel Cox, Esq.***

264 **• *Update: Stormwater Utility Settlement Agreement with City of Bonita***
265 ***Springs***

266 Mr. Cox highlighted the revisions to the final version of the Stormwater Utility
267 Settlement Agreement with the City of Bonita Springs, which were regarding:

268 ➤ Paragraph 1: Defines the Water Quality Standards as the Total Maximum Daily Load
269 (TMDL) as established by the EPA, until the Basic Management Action Plan is established, which
270 will set maximum contribution of each contributing party.

271 Mr. Cox believed earlier discussions about measuring inputs to the system will be critical
272 to helping establish that the District is meeting or attempting to meet those water quality
273 standards.

274 ➤ Page 4, Item 3a.iii: Clarified that the facilities met the regulations applicable when the
275 systems were permitted.

276 ➤ Page 4, 3b.iv: Clarified that the City acknowledges that any actions related to the Capital
277 Management Plan are legislative functions. The only remedy is to affect the District's Capital
278 Assessments Reduction.

279 Mr. Cox recommended approval of the Settlement Agreement, as Counsel for the City
280 has not responded to the changes sent a while ago.

281 The Boards approved these changes last month and Staff and the designated liaisons for
282 the Boards reviewed the final draft Agreement, which was not in the agenda package.

283 It was noted that the City was already implementing action and a request was received
284 from the City for a list of all properties within the City of Bonita Springs affected by the
285 Settlement Agreement so they can be removed from the assessment poll.

286 The Boards approved submitting the Agreement to the City for execution.

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

288 **I. Monthly Status Report: Field Operations**

- 289 • **Discussion/Presentation: Monthly Report Narrative (*to be provided***
290 ***under separate cover*)**

291 The Monthly Status Report was emailed and also distributed during the meeting.

292 The Note Section of the Terzetto Board request to install littoral plantings would be
293 corrected to Lake A-28, not A-22, and Staff would obtain a revised proposal.

294 Mr. Adams presented the Monthly Summary Report that was distributed during the
295 meeting and mentioned Mr. Kemp's accident.

296 **II. NEXT MEETING DATE: July 16, 2021 - Budget Workshop, 9:00 A.M.**

329 **BAYSIDE IMPROVEMENT ITEM**

330 **TWENTIETH ORDER OF BUSINESS**

**Consideration of Revised Landscape
Maintenance Agreement with The Colony
at Pelican Landing Foundation**

331
332
333

334 Mr. Adams presented The Colony at Pelican Landing Foundation final redline version of
335 the Landscape Maintenance Agreement, and highlighted items discussed at the last meeting
336 that were re-incorporated into the Agreement. In response to a question, Mr. Adams clarified
337 that Agreement Item 8F entailed costs associated with required irrigation maintenance and
338 repairs and not new capital.

339

340 **On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Bill
341 Nicholson, the Revised Landscape Maintenance Agreement with The Colony at
342 Pelican Landing Foundation, was approved.**

343
344

345 **TWENTY-FIRST ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor
James Nicholson, SEAT 2 (*Term Expires
November 2022*)**

346
347
348

349 Mr. Jim Nicholson submitted his letter of resignation.

350

351 **On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Cramer, the
352 resignation of Mr. Jim Nicholson, effective immediately, was accepted.**

353
354

355 **TWENTY-SECOND ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector
to Fill Unexpired Term of Seat 2**

356
357

358 • **Qualified Elector Candidates:**

359 **A. Wayne G. Bauman**

360 Mr. Bauman was not in attendance. He emailed today indicating that he would fly in for
361 meetings during the three or four summer months he is away, if needed. Mr. McCarthy read
362 Mr. Bauman's email.

363 Mr. Lowe was placed on mute while the Board interviewed Ms. Gravenhorst.

364 **B. Gail Gravenhorst**

365 Ms. Gravenhorst discussed her background, understanding of the workings of the CDD,
366 benefits she could provide to the CDD and why she wanted a seat on the Board. She responded
367 to questions. As a member of several Committees, she intended to resign from the Pelican
368 Landing Landscape Committee, to prevent the appearance of a conflict of interest.

369 Ms. Gravenhorst left the meeting while Mr. Lowe was interviewed.

370 **C. Howard Lowe**

371 Mr. Lowe discussed his background and why he wanted a seat on the Board. He
372 responded to questions.

373 Mr. Lowe was placed on mute.

374 The Board discussed the candidates and their preferences. Ms. Montgomery disclosed
375 she and Mrs. Sandy Lowe are volunteers with Turtle Time and stated that she was torn
376 between the qualified candidates, as each brought a skill set the CDD could use. Mr. Cramer
377 motioned to appoint Ms. Gravenhorst to the Board. No other nominations were made.

378

379 **On MOTION for Bayside by Mr. Cramer and seconded by Mr. Bill Nicholson, the**
380 **appointment of Ms. Gail Gravenhorst to fill Seat 2, was approved.**

381

382

383 The candidates returned to the meeting. Mr. McCarthy announced that the Board
384 voted to appoint Ms. Gravenhorst to the Board. He noted the Board's respect to Mr. Lowe and
385 his interest in the CDD and hoped that it would continue.

386

387 **TWENTY-THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Appointed Supervisor (the following will
be provided in a separate package)**

388

389

390

391 Mrs. Adams, a Notary of the State of Florida and duly authorized, would administer the
392 Oath of Office to Ms. Gail Gravenhorst after the meeting. The following items would be
393 provided to Ms. Gravenhorst:

394 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

395 B. Membership, Obligations and Responsibilities

396 C. Financial Disclosure Forms

397 I. Form 1: Statement of Financial Interests

398 II. Form 1X: Amendment to Form 1, Statement of Financial Interests

399 III. Form 1F: Final Statement of Financial Interests

400 D. Form 8B – Memorandum of Voting Conflict

401

402 TWENTY-FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-05,
Designating a Chair, a Vice Chair, a
Secretary, Assistant Secretaries, a
Treasurer and an Assistant Treasurer of the
Bayside Improvement Community
Development District, and Providing for an
Effective Date

403

404

405

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409

410 This item was deferred to the next meeting.

411

412 TWENTY-FIFTH ORDER OF BUSINESS

*Adjournment – Bayside Improvement
Community Development District*

413

414

415 There being no further business to discuss, the meeting adjourned.

416

417 **On MOTION for Bayside Improvement by Mr. McCarthy and seconded by Mr.**
418 **Cramer, with all in favor, the meeting adjourned.**

419

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

425 FOR BAYSIDE IMPROVEMENT:

426

427

428

429

430 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

431

432 FOR BAY CREEK:

433

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439 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

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

17

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

ACTIVE / ONGOING – NEW at MEETING

1. Mr. Adams to email project updates from Ms. Muller to the Boards. **ONGOING**

2. Sewer Viewer to provide proposal with scope of work similar to MRI's and vice versa for Mrs. Adams to present at the next meeting. **ONGOING**

3. Mr. Adams to discuss with the PLCA use of the beach parking lot for Disaster Response cleanup. **ONGOING**

4. Mr. Adams to include cost required for weekend landscape labor and misc. items in the Bayside's District Financial Impact Report for remainder of Fiscal Year 2021 to be provided at the budget workshop. **COMPLETED (subsequent to 06.28.21 meeting.)**

5. Mrs. Adams to obtain revised proposal to install Lake Littorals in Lake A-28 and A-29. **COMPLETED (subsequent to 06.28.21 meeting.)**

6. Mr. Willis to reinspect area to ensure 3' tall weeds around the traffic circle was removed. **COMPLETED 7/2/2021. On-Site staff has added to their weekly maintenance program.**

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

ACTIVE / ONGOING – CARRY OVER FROM 05.24.21 MEETING

- 1.** Mr. Kayne to work with Mr. Adams to prepare the National Pollutant Discharge Elimination System (NPDES) Report for Annual Year 4, Cycle 4, due October 31, 2021. **ONGOING**

- 2.** Mr. Adams to schedule Zoom meeting with Mr. Bill Nicholson and the Controller to discuss the modified financial worksheets. **ONGOING**

- 3.** Mrs. Adams to notify landscapers to address sod width at the southern gate and make it consistent throughout the community. **ONGOING**

- 4.** Mrs. Adams to ask Mr. Kemp to change policy and commence back flushing the irrigation line located in Baycreek in April as opposed to May. **COMPLETED (subsequent to 06.28.21 meeting.) On-site staff has added to their dry season maintenance program.**

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

ACTIVE / ONGOING – CARRY OVER - OLDER THAN MEETING on 05.24.21

1. Ms. Montgomery to share the Lee County monthly water quality sampling data for distribution purposes. Ms. McVay to publish the website URL for residents to access. **ONGOING**
2. Mr. Adams to email the Modernization of Stormwater Quality Rules article to The Boards, upon receipt from Mr. Cox. **ONGOING**
3. Mr. Adams to follow up with Mr. Cox to email instructions to access the active waterway map to the Boards. **ONGOING**
4. Staff to schedule a joint Workshop with the PLCA and the WQFT, after March 2021, once the Disaster Response Agreement is submitted to the PLCA. **REVISED 04.26.21** Mr. Adams recommended early June. **ONGOING**
5. Mr. Cox to share template for meeting procedure protocols and rules with Mr. Urbancic for presentation to the Board. **ONGOING**
6. Mr. Adams to email revisions of PLCA Declarations proposed by the Documents Revisions Task Force to both District Counsels for review. **REVISED 12.07.20** Waiting on response to the comments sent to the DRC. **ONGOING**
7. Mr. Cox to provide a detail budget associated with the City of Bonita Springs litigation, to reduce maintenance assessments, at the next meeting. **ONGOING**
8. Staff to revise Interlocal Agreement with the Village of Estero and negotiate accepting maintenance of a section of CDD-owned road, located outside the gate. **ONGOING**
9. Mr. Adams to prepare District related information incorporated into the PLCA's Hurricane Preparedness Plan or place in quarterly newsletter. **ONGOING**
10. Mr. Adams to prepare separate list of all community projects scheduled for the fall to e-blast to the residents. **ONGOING**
11. Mr. Adams to give PowerPoint about CDDs at PLCA April/May 2021 meeting. **ONGOING**
12. Mr. Adams to present designs to provide Bayside CDD reclaimed water from The Brooks at the next meeting and present modified permits within the next 30 to 60 days. **ONGOING**
13. Staff to schedule a Joint Workshop with the PLCA and The Colony, to review details of the Revised Disaster Response Agreements. **06.28.21** No longer needed as both agreements were executed. **COMPLETED (subsequent to 06.28.21 meeting.)**

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

COMPLETED ITEMS – RECENT TO OLDEST

1. Mr. Cox to revise the Districts' Stormwater Utility Settlement Agreement as discussed and transmit to Mr. Urbancic, Ms. Montgomery and Mr. Durney to review language before forwarding to the City. Mr. Cox to send written response to Mr. Cramer's 10 questions regarding the Districts' Stormwater Utility Settlement Agreement. **COMPLETED 06.28.21**

2. Mrs. Adams to obtain similar pipe cleaning estimate from Sewer Viewer and have MRI reformat proposal to present at the next meeting. **COMPLETED 06.28.21**

3. Mr. Kayne to present a written, official recommendation that 50% pipe flow was acceptable, as long as there is no flooding in the street. **COMPLETED 06.28.21**

4. Mr. Adams to coordinate with PLCA to send an e-blast to residents regarding upcoming vacant board seat and directing interested parties to submit resumes to Mr. Adams at least one week before the June meeting. Mr. Adams to place item on the next agenda. **COMPLETED 06.28.21**

5. Mrs. Adams to notify landscapers to remove 3' tall weeds around Bay Creek traffic circle. **COMPLETED 06.28.21**

6. Mr. Urbancic to incorporate District changes to the revised redline version of the Landscape Maintenance Agreement with The Colony at Pelican Landing Foundation to send by the end of the week. **COMPLETED 06.28.21**

7. Mr. Adams to ensure that over \$13,000 for new mules purchased be recoded from "Landscaping-Minor operating equipment" to "Landscaping-Capital outlay" and that nearly \$30,000 coded to "Landscaping-Mulch program" be re-coded to The Colony. **COMPLETED 06.28.21**

8. Mr. Adams to write a summary letter regarding the Disaster Response Agreement to PLCA General Manager with a copy to Mr. Urbancic; Mr. Urbancic to send a copy with his comments to the PLCA Attorney. **COMPLETED 06.28.21**

9. Counsel for The Colony to schedule a meeting with District Counsel to prepare an Agreement regarding mitigation, in the event of a hurricane, to include verbiage suitable for both parties, soon. **COMPLETED 06.28.21**

10. Mr. Adams to forward the District Manager's revised insurance policy that included coverage for cyber attacks to Mr. Urbancic. **COMPLETED 06.28.21**

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

- 11.** WQTF to obtain proposal to test discharge ponds and incoming water. **COMPLETED 06.28.21**

- 12.** Ms. McVay and Mrs. Adams to conduct a survey of the lakes on the Pelican Nest golf course to identify future littoral needs in early May. Mrs. Adams to send an invite for Ms. Montgomery to attend on behalf of the WQTF. Inspection held May 3, 2021. **COMPLETED 05.24.21**

- 13.** Mr. Adams to schedule removal of silk floss trees. **COMPLETED 05.24.21**

- 14.** Mr. Adams to establish an initial limit of \$2,500 for the petty cash cards issued to the Field Manager and Irrigation Manager. **COMPLETED 05.24.21**

- 15.** Mrs. Adams to coordinate remediation of a headwall near Control Structure 80, as reported in the annual Sluice Gate Report.

- 16.** Ms. Gravenhorst to include Ms. McVay on the distribution list for the monthly Colony Landscape Committee Report. **COMPLETED 05.24.21**

- 17.** Mr. Adams to incorporate changes and adjustments to the Financial Reports by the January Statement. **COMPLETED 05.24.21**

- 18.** Mr. Adams to have year-end projection figures included in Financial Highlight Reports, going forward. **COMPLETED 05.24.21**

- 19.** Mr. Adams to schedule a Workshop with The Colony in February to iron out details of the Agreement. **COMPLETED 05.24.21**

- 20.** Mr. Adams to add numeric target, 3% decrease to the labor account and notify Mr. Kucera and Mr. Kemp of target to enter in the Boss program. **COMPLETED 05.24.21**

- 21.** Mr. Adams to schedule a tour of the communities' infrastructure with Ms. Montgomery, early in the New Year. **COMPLETED 05.24.21**

- 22.** Mr. Adams to present updates on the Boss program, quarterly. **COMPLETED 04.26.21**

- 23.** Mr. Adams to organize the Water Quality summit. **08.24.20** Mr. Adams to set up Water Quality Task Force and coordinate postings in the various newsletters throughout the communities. **09.28.20** WQTF developing list of Core and Supporting Members. Once a full contingent was reached a meeting would be scheduled. **COMPLETED 04.26.21**

- 24.** Mrs. Adams to schedule lakes tour w/ Ms. McVay in the off season. **COMPLETED 04.26.21**

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

- 25.** SOLitude to continue Sonar treatments at Lakes D-9 and D-14 and instruct staff to treat the D-14 shoreline, in its entirety. **COMPLETED 04.26.21**

- 26.** Mrs. Adams to schedule onsite educational meeting to discuss Lake D-14 with Mr. Kurth and residents in Costa Del Sol Board. **COMPLETED 04.26.21**

- 27.** Mr. Adams to review the general ledger for the budget line items, “Revenues-Miscellaneous” and “Landscaping-Minor operating equipment and Fountain maintenance, and report back to the Boards. **COMPLETED 04.26.21**

- 28.** Mr. Adams to have Horticulturist, Mr. Boyd, inspect trees at the south gate and determine if there are any deficiencies before deciding to have them removed. **COMPLETED 04.26.21**

- 29.** Mr. Cox to present proposal of items discussed in the Executive Session at the next meeting. **COMPLETED 04.26.21**

- 30.** Ms. Kennedy to inspect and have Solitude treat Lakes D-14 and D-9 for various observations, in response to Supervisor’s requests. **COMPLETED 03.22.21**

- 31.** Ms. Kennedy to email Mrs. Adams the Sonar Treatment Schedule for lakes being treated for Bladderwort. **COMPLETED 03.22.21**

- 32.** Mrs. Adams to follow up with Mr. Kurth on the status of the condition of Lake D-1, discussed at the prior meeting. **COMPLETED 03.22.21**

- 33.** Mr. Adams to implement Monday Activity Tracking software. **COMPLETED 03.22.21**

- 34.** Mr. Adams to distribute a copy of WHA’s insurance policy coverage on cyber attacks to Mr. Urbancic. **COMPLETED 03.22.21**

- 35.** An Executive Session was scheduled for March 22, 2021, via private Zoom, as the City amending the Ordinance regarding the Stormwater Utility Tax was no longer an option. **COMPLETED 03.22.21**

- 36.** Mr. Adams to file a claim with Bayside’s insurance carrier re: the replacement cost for three drives and one pump motor damaged during to an electrical issue. **COMPLETED 03.22.21**

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

- 37.** Mr. Adams to create document for Mr. Kemp and Mr. Kucera to update statistical data with narrative from the BOSS Program, to be included in the monthly Operations Report. **COMPLETED 03.22.21**
- 38.** Mr. Cramer to email article to Mrs. Adams to distribute to Ed Shino of the WQTF. **COMPLETED (subsequent to the 02.22.21 meeting)**
- 39.** Mrs. Adams to inspect the two larger ponds near Southbridge for need to treat spike rush and Mr. Kurth to inspect to determine if excessive during next onsite visit and advise Mrs. Adams. **COMPLETED 02.22.21**
- 40.** Mrs. Adams to schedule Mr. Boyd to inspect plants deemed unhealthy at The Colony. **COMPLETED 02.22.21**
- 41.** Mr. Cox to email Board the proposed amendment to the Ordinance regarding the Stormwater Utility Tax. This would be a discussion agenda item. **COMPLETED 02.22.21**
- 42.** Mrs. Adams to coordinate having the area near Tee #1, past the bridge at the park, cleaned up in Bay Creek. **COMPLETED 02.22.21**
- 43.** Mr. Adams to distribute the summary of insurance coverage against cyber attacks to the Board upon receipt from the Agent. **COMPLETED 02.22.21**
- 44.** Mr. Adams to discuss with the IT Dept, possibility of WHA emails to the Board coming from one source. Management provided alternatives to this request. **COMPLETED 02.22.21**
- 45.** Staff to incorporate revisions to Disaster Response Agreement with PLCA **COMPLETED 02.22.21.**
- 46.** Mrs. Adams to send Ms. Price the Landscape Committee Monthly Board agendas **COMPLETED subsequent to 01.25.21 meeting.**
- 47.** Bill Kurth of Solitude to report on the Nanobubbler's and their effectiveness at the December meeting. **12.07.20** Report to be presented at the January meeting. **COMPLETED subsequent to 01.25.21 meeting.**
- 48.** Mr. Addison to obtain a Notary to administer the Local and State Oath of Office documents. Newly elected Board Members were to complete and remit the local Oath of office form to Mr. Adams and remit the State document with payment to the Division of Elections office. **COMPLETED 1.25.21**

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

- 49.** Mr. Jim Nicholson to attend The Colony’s quarterly landscape review meeting scheduled on December 14, 2020. **COMPLETED 1.25.21**

- 50.** Mr. Adams to send Financial Report in excel format to Mr. Bill Nicholson to revise and return to Mr. Adams to discuss incorporating a “Year End Outlook” into the Financial Reports with the Accounting Department. **COMPLETED 1.25.21**

- 51.** Mrs. Adams to add Bay Creek District Counsel to future agendas. **COMPLETED 1.25.21**

- 52.** Ms. Kennedy to continue to inspect units at Lakes E-1, E-2, and E-3 and report findings on units running part time, and include photographs at the next meeting. **COMPLETED 1.25.21**

- 53.** Ms. Kennedy to update Report to reflect Lake D-14 is located at The Pointe, coordinate having a different cabinet installed for the unit at Lake A-18 and the Technician remove alligator weed at Lake A-2, accumulating along the bank on the resident side. **COMPLETED 1.25.21**

- 54.** Mr. Adams to email Mr. Backman, the PLCA General Manager, concerns about landscaping and funding for the street light changes at the main gatehouse. **COMPLETED 1.25.21**

- 55.** The Water Quality Task Force (WQTF) to present a Communications Plan at the next meeting, include Bay Creek in the water survey. Mr. Shinouskis to send meeting notes taken from last meeting to the Boards. The next meeting was scheduled on December 16, 2020 at 1:00 p.m. via webinar. **COMPLETED 1.25.21**

- 56.** Staff to revise the Disaster Response Agreement with the PLCA. **COMPLETED 1.25.21**

- 57.** Mr. Backman to relay to the DRC, suggestion to review the statute requiring residents obtain certification from an Arborist before any oak tree located on residential property could be replaced. **COMPLETED 1.25.21**

- 58.** Mr. Backman to forward the gatehouse construction project schedule to Mr. Adams for distribution to the Board. **COMPLETED 1.25.21**

- 59.** Mr. Backman to distribute the “In The Know” programs, and include verbiage **of some of the** items the Districts are doing to integrate working as a team. **COMPLETED 1.25.21**

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

19BI



Wrathell, Hunt and Associates, LLC

TO: Bayside/Baycreek Board of Supervisors
FROM: Cleo Adams – Assistant District Manager
DATE: July 26, 2021
SUBJECT: Monthly Status Report – Field Operations

Lake Maintenance: To be provided by Solitude Lake Management.

Lake Contract: The contract with Solitude is set to expire January 31, 2022. The current contract is \$279,996.00 and will require sealed bidding.

Wetland Contract: The contract with EarthBalance is set to expire September 30, 2021. The current contract is \$54,609.72. For Board's consideration, EarthBalance has indicated that they will hold their pricing the same, for the next two years.

Culvert/Catch Basin Projects: Continued Discussion: Phase II consists of the North section of BS/BC from Coconut Road (Sanctuary, Waterside, etc.) South to Cypress Island, Longlake Village, etc.

Although the Boards requested that MRI Underwater Specialists as well as Sewer Viewer submit proposals based on MRI's inspection report, Sewer Viewer will not. They have submitted cost to ROV each pipe to determine how much of the pipes require cleaning. Total Cost \$63,800.00.

MRI Underwater Specialists has submitted a memo indicating they will not bid; based on Sewer Viewer's specifications/quote submitted at the June meeting.

Staff has reached out to Extreme Divers for a proposal, and provided them with MRI's inspection report.

Curb Inlets #53 & #54: On July 7th, Supervisor McVay reported that these inlets require cleaning. I advised that these are owned by the Bay Creek HOA; however, has requested that the District pay the cost associated with clearing them. On July 13th, MRI inspected #53/#54 and found those to be cleaned; however, further inspections of #55 to #56 revealed that #56 clearing. Total Cost \$1,200.00. (See attached details). (Cost to inspect \$100.00).



Wrathell, Hunt and Associates, LLC

Water Quality Testing: As approved at the June meeting; Solitude has pulled their first of three sampling events to identify elevated nitrogen levels, which includes Lakes A8, B4, D4, A17, T1 and B8. Report and update to be provided in the agenda package.

Note: Total cost for three events is \$1,530.00.

Note: Staff received a littoral planting request from the Terzetto Board to supplement plantings at Lakes A-29 and A-28. The cost associated \$5,565.00, consisting of Spike Rush, Pickerelweed and Arrowhead. This will be considered under the 2022 Budget.

Wetland Work-Orders:

Complaint received from a resident of Pembroke Lane surrounding invasive material observed in Wetland 30 adjacent to Lake A-23. A work-order was issued to EarthBalance on June 17th to address.

At the May meeting, Solitude mentioned invasive material observed in Wetland 15 adjacent to Lake A-19. A work-order has been submitted to EarthBalance to address.

Wetland Work-Orders

(on-going):

- Staff to review drainage located between 12 tee box and 16 green during rains to ensure storm drain is clear of debris to allow for proper drainage. On-Going event.
- Control Structures/Drainage Ditches: Staff currently policing all structures and removing any vegetation/debris prior to and during rainy season. This will include the retention areas surrounding the tennis courts.

3661 Baycreek Dr: It was brought to Staff's attention that the resident has removed mangroves along the shoreline and has installed rip/rap. Our District Engineer has been provided this information and they will be reporting their findings to Staff.

Landscape Updates: Provided under separate cover by Doug Kucera.

Flowers: The Colony: Annual proposals received from Club Care for the 21/22 Budget: Total Cost: \$50,509.00. 2022 Draft Budget \$50K.



Supervisor Request:

- At last month's meeting, Supervisor McVay requested that CDD staff accompany her to address the weeds located in the traffic circle. Operations Manager Shane Willis accompanied her and provided a report on June 29th to the on-site staff to have these observations addressed.
- D-14 aeration: At the June meeting, it was reported that the aeration was not functioning by the pool area. This has been provided to Solitude to have repaired.



M.R.I. Underwater Specialists, Inc.



*17891 Wetstone Road, North Fort Myers, Fl. 33917
239-984-5241 (O) 239-707-5034 (C) 239-236-1234 (F)
Certified General Contractors- CGC 1507963*

July 13, 2021

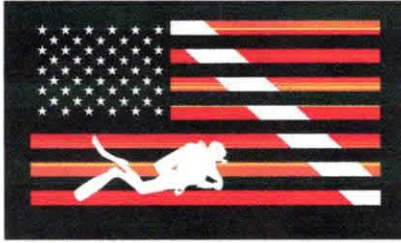
Re: Inspection on Structure 0053 to 0054 and 0055 to 0056 to Lake Ends

Bay Creek

Please see the Pictures that I have included, we were sent to inspect structure numbers 0053 to 0054 and we found these structures to be clean. I had the diver go back out to take a closer look at the lake ends on this line and they were approached by Gary McKinney member of the Board, and he stated the problem was at Structure #'s 0055 to 0056 so the divers inspected these also and found in the Structure #0056 was a large rock blocking the entrance of this pipe. We will have to plug this pipe to dewater and chisel this rock out of the pipe. Please see the proposal.

Thank you

Brenda



M.R.I. Inspection LLC
 17891 Wetstone Rd.
 N. Ft. Myers, FL. 33917
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

Bayside/Bay Creek CDD
 c/o Wrathell, Hunt, & Associates,
 LLC
 9220 Bonita Beach Rd Suite 214
 Bonita Springs, FL 34135

Proposal

Project

Rock removal from structure 0056

Date	Estimate #
-------------	-------------------

7/13/2021

2832

Description	Cost
This Proposal is to plug and dewater pipe to chisel out rock that is blocking the pipe. This proposal includes all materials, equipment and labor to complete this job.	1,200.00
<p>M.R.I UnderWater Specialists utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.</p>	<p>Total \$1,200.00</p>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevases or breaches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean.

Authorized Signature Mike Radford

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.
 Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.
 This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____



MRI Inspections LLC

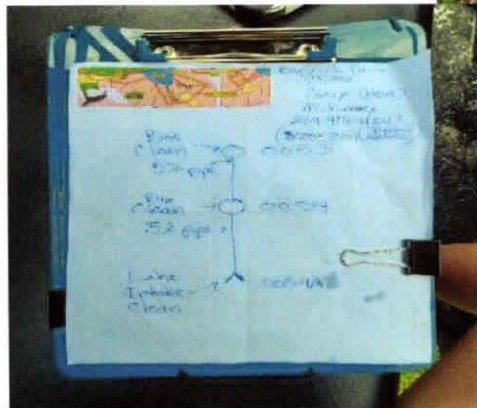
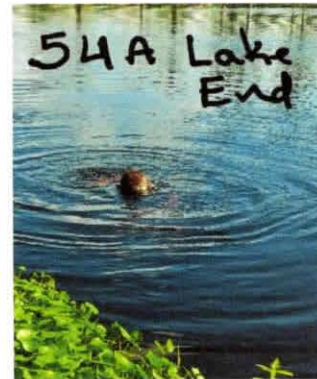
17891 Wetstone Rd.
North Fort Myers, Fl. 33917



Bay Creek Inspection Report

Curb 53 between 54 & to Lake 0054 A

Crew started inspection on 53 & 54 moved to Lake intake which all had only 5% Sand & Debris. During the process of inspecting these, the crew was told by Committee Member where they were having drainage problems which was 55 & 56. They proceeded with that inspection and found structure #0056 has a large rock blocking the entrance of pipe and is causing some of the flooding issues. At this time we recommend having rock removed. This rock will have to be broken into pieces for it to be removed. Gary McKinney Showed the dive crew where the problem was.





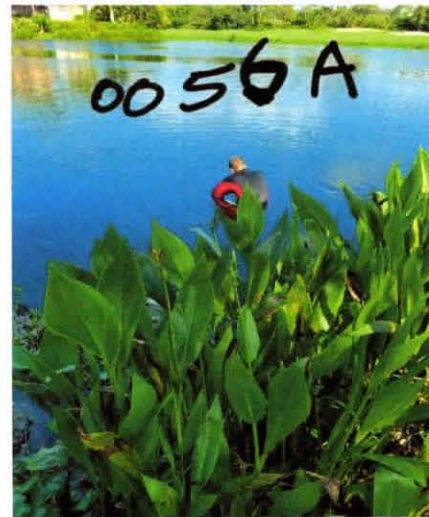
MRI Inspections LLC
17891 Wetstone Rd.
North Fort Myers, Fl. 33917



Bay Creek Inspection Report

Curb 55 between 56 & to Lake 0056 A

Structure 56 has a large rock blocking the pipe causing the flooding issues



Debbie Tudor

From: Cleo Adams
Sent: Monday, July 12, 2021 9:20 AM
To: Debbie Tudor
Cc: Daphne Gillyard; Paul Kemp; Doug Kucera; shane willis
Subject: FW: Monthly Irrigation Report (early)
Attachments: BSBC Monthly statistical ops report.xlsx; ZEROS20210709.pdf

Debbie,
Please include in the agenda package.

Stay Safe, Healthy & Donate Plasma –

Cleo Adams
Assistant District Manager
Wrathell,Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE
FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE
DO NOT SEND A WIRE.**

From: Paul Kemp <pkemp@whhassociates.com>
Sent: Friday, July 9, 2021 3:05 PM
To: Cleo Adams <crismond@whhassociates.com>
Cc: Doug Kucera <kucerad@whhassociates.com>; shane willis <williss@whhassociates.com>
Subject: Monthly Irrigation Report (early)

Tropical Storm Elsa provided almost 6” of rain to go with 2” measured otherwise this month. Lake levels are rising but not quite to control just yet so Phase Three Pumps Schedule will remain for now.

Phase Three Pumps Schedule:

Off - Thursday 4pm until Friday at 7am
Off - Sunday 10am until Tuesday at 7am

Services provided by the Irrigation Department:

1. Sustainability - Our chief objective is to provide a sustainable irrigation water source while managing the watershed between the cycles of the wet and dry seasons, to support a thriving native landscape throughout Pelican Landing and The Colony.
2. Water Management – Sluice gates were monitored closely in response to Elsa. To date they remain closed.
3. Pumping Stations – On June 29th Bayside Pump Station another pump failure to go with the blown Jockey and the #4. The Main #1 motor failed and we were without water until July 2nd when we were able to replace it with our spare 75hp. Today we will be presenting three proposals to replace this very old, very tired pump station. Baycreek Pump Station is performing well.
4. Meter Maintenance – Monthly meter reads, reports, maintenance, & replacement of fouled meters.
5. Alterations – Working on bringing District water to Castella. Made some water efficiency upgrades in the Colony where Bermuda grass was abandoned for shrubs.
6. Water Quality – Both pump stations' filtration systems fully operational and optimized.
7. Wet Checks – Our team systematically turns on and audits every sprinkler zone in the district, making necessary adjustments and repairs.
8. Reporting - Manage, monitor, and report all incoming and outgoing irrigation water usage, along with sluice gate activities in accordance with our permits issued by South Florida Water Management District.

Paul Kemp
Irrigation Manager
Bayside/Baycreek CDD
pkemp@whhassociates.com

	BAYSIDE	DUE 7/28/2021				
	DESCRIPTION	Disposition	DEMAND	LST MON	LST YEAR	PERIOD DATES
DANIEL RICKS	25031 PENNYROYAL DR 12/19A/22/25/	Meter Registers	10000090		12370 5/2	7/21- 6/28/21
JOSEPH/CARL ANN BU	24751 BAY BEAN CT ,9,10,19,19H	LOCKED OUT	30000780		60 5/2	7/21- 6/28/21
ROBERT/MARJORIE LA	24811 WAX MYRTLE DR ,9,10,19,19H	Audit	30000625	10610	20320 5/2	7/21- 6/28/21
SUSAN/DAVID TARABC	24921 BAY CEDAR DR 6REPLAT 13	Audit	60001185	19790	22470 5/2	7/21- 6/28/21
LOGLAKE VILLAGE H	3395 3391 WILDWOOD LAKE C 6REPLAT 13	Audit	13002545	850	2000 5/2	7/21- 6/28/21
PELICAN NEST G/C M	GOLF COURSE MAINT BLDG FT/20,000-ERC	Meter Registers	90006395		2-May	7/21- 6/28/21
PATRICIA/VAL REFFE	3610 SANCTUARY LK DR ,9,10,19,19H	Meter Registers	53005710		*** FIR 2-May	ST BILLING ** 7/21- 6/28/21
WCI COMMUNITIES	COLONY GOLF MAINTENANCE FT/36,000=ERC	Meter Registers	90006400		2-May	7/21- 6/28/21
RONALD W. BLOOM	23817 SANCTUARY LK CT ,9,10,19,19H	Audit	53005757	26890	31440 5/2	7/21- 6/28/21
GVB PROPERTIES	WALDEN CENTER WCI HOME BL FT/20,000-ERC	Meter Registers	90006070		2-May	7/21- 6/28/21
GREG CALABRESE	24101 TUSCANY CT 12/19A/22/25/	Audit	54008065	1650	2-May	7/21- 6/28/21
LINDA LEARY	23821 TUSCANY CT 12/19A/22/25/	Audit	54008120	37750	4320 5/2	7/21- 6/28/21

HELEN/STEPHEN GUNT	24825 HOLLYBRIER LN ,9,10,19,19H	Meter Registers	70001265		14470	5/2	7/21- 6/28/21
RICHARD/JUDITH TAL	24733 HOLLYBRIER LN ,9,10,19,19H	Audit	70001375	640	2640	5/2	7/21- 6/28/21
ROBERT/TRACEY GROS	24761 GOLDCREST DR 12/19A/22/25/	Audit	70001440	1480		2-May	7/21- 6/28/21
JANE COOK	3522 HERON GLEN CT ,9,10,19,19H	Meter Registers	19505340	17870		2-May	7/21- 6/28/21
COLLEEN GUINN	23500 PEPPERMILL CT 12/19A/22/25/	Audit	22005520	88710	39260	5/2	7/21- 6/28/21
CHARLES MCNELLIS	23751 NAPOLI WAY 12/19A/22/25/	Meter Registers	26006994	970		2-May	7/21- 6/28/21
BAY CREEK							
KEN/MARY JANE LEWIS	25120 RIDGE OAK DR K OR GREATER	Meter Registers	750	30	35880		5/27/21- 6/28/21
MARK ROBERTS	25086 RIDGE OAK DR K OR GREATER	Meter Registers	700		43840		5/27/21- 6/28/21
MIKE/DEBRA JOHNSON	25052 RIDGE OAK DR K OR GREATER	Meter Registers	676		9420		5/27/21- 6/28/21
GARY/CHRISTY YOUNG	3659 BAY CREEK DR 6K SQ FT >	Audit	533	1260			5/27/21- 6/28/21

Bayside/ Bay Creek CDD

Monthly Summary Reports

Safety Performance Analysis													
	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>ttl</u>
# Accidents	0		0	0	1	0							1
# Dr/Clinic Visits	0		0	0	0	0							0
# Osha Accidents	0		0	0	0	0							0
Rate per 100k Hours	0		0	0	1	0							1
Lost Time	0		0	0	8	0							8
# employees on STD	0		0	0	0	2							2
#employees on LTD	0		0	0	0	0							0
Quality Performance Analysis													
# Complaints	10		3	2	0	0							15
# Complaints resolved	10		3	2	0	0							15
# Complaints open over 1 month	0		0	0	0	0							0
# Request request received	25		19	28	9	4							85
# Request resolved	25		19	28	8	4							84
# Request rejected	0		1	0	0	0							1
# Request over 1 month	0		0	0	1	0							1
Performance Analysis (work orders)													
# labor hrs assigned work orders	1832	1790	1804	1773	1698	1674							10571
% labor hours assigned work orders	93	92	93	94	95	94							561
# work orders past month	276	320	312	328	304	281							1821
# work orders closed	276	320	312	328	304	281							1821
% work orders closed	100	100	100	100	100	100							600
# work orders over 30 days old	0	0	0	0	0	0							0
date of oldest open work order	na	na	na	na	Na	na							

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

19BII

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
&
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT**

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 JOINT MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 26, 2020	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/82618813405 Meeting ID: 826 1881 3405 Dial by your location: 1-929-205-6099 Meeting ID: 826 1881 3405		
December 7, 2020	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/87591245978 Meeting ID: 875 9124 5978 Dial by your location: 1-929-205-6099 Meeting ID: 875 9124 5978		
January 25, 2021	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/89618202004 Meeting ID: 896 1820 2004 Dial by your location: 1-929-205-6099 Meeting ID: 896 1820 2004		
February 22, 2021	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/87212438831 , Meeting ID: 872 1243 8831 Dial by your location: 1-929-205-6099 Meeting ID: 872 1243 8831		
March 22, 2021	Executive Session & Regular Meeting	1:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/83318571443 , Meeting ID: 833 1857 1443 Dial by your location: 1-929-205-6099 Meeting ID: 833 1857 1443		
April 26, 2021	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/88969163185 , Meeting ID: 889 6916 3185 Dial by your location: 1-929-205-6099 Meeting ID: 889 6916 3185		
May 24, 2021	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/88969163185 , Meeting ID: 889 6916 3185 Dial by your location: 1-929-205-6099 Meeting ID: 889 6916 3185		
June 28, 2021	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/88969163185 , Meeting ID: 889 6916 3185 Dial by your location: 1-929-205-6099 Meeting ID: 889 6916 3185		

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
July 16, 2021	Budget Workshop	9:00 AM
Join Zoom Meeting: https://us02web.zoom.us/j/88969163185 , Meeting ID: 889 6916 3185 Dial by your location: 1-929-205-6099 Meeting ID: 889 6916 3185		
July 23, 2021 <i>rescheduled to July 16, 2021</i>	Budget Workshop	9:00 AM
July 26, 2021	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/88969163185 , Meeting ID: 889 6916 3185 Dial by your location: 1-929-205-6099 Meeting ID: 889 6916 3185		
August 23, 2021	Public Hearing & Regular Meeting	2:00 PM
September 27, 2021	Regular Meeting	2:00 PM

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT**

23

Chuck Adams

From: Ana Vivian Giraldez <anag@csidfl.org>
Sent: Wednesday, July 7, 2021 4:08 PM
To: Chuck Adams
Cc: David Berringer
Subject: 24841 GOLDCREST DR/ IRRIGATION BILL / #010-0068-04

Good afternoon Chuck,

I am forwarding the email received from Mr. Bohlin, he would like to attend the meeting on July 26, 2021, however he is currently away on summer holiday. He would like to know if can attend virtually. Please advise.

Thank You & Be Safe!
Best Regards,

Ana Vivian Giraldez
Billing Department
Bayside/BayCreek/CSID/Stoneybrook CDD
10300 NW 11th Manor
Coral Springs, FL 33071
Phone: (239-495-6008) or (954-753-0380) Press #2 for the West Coast of Florida
Fax: (954-753-8784)

From: Ken Bohlin <ken.bohlin@gmail.com>
Sent: Monday, July 5, 2021 10:08 AM
To: Ana Vivian Giraldez <anag@csidfl.org>
Subject: Re: 24841 GOLDCREST DR/ IRRIGATION BILL / #010-0068-04

Ana,

Thanks for sending me the consumption history and a copy of the latest bill.

I would be happy to attend the meeting on 7/26/21, but it would have to be virtually as I will be away on my summer holiday. Please let me know if that's possible.

Also, please be aware that I have processed a contingency payment to Bayside Improvement via my bank of \$20 for the period in question which you should be receiving shortly.

Regards,

Ken

On Fri, Jul 2, 2021 at 3:37 PM Ana Vivian Giraldez <anag@csidfl.org> wrote:

Good afternoon Mr. Bohlin,

Based on the conversation with the District Director, he has advised me to reach out to you and have you attend the monthly Board of Supervisors meeting, held on July 26, 2021 at 2:00 pm located at the PLCA Building, to discuss your consumption of your Bayside Improvement CDD account.

As per your request your account has been removed from Auto Draft.

Please see the first attachment for your bill from 4/28/21 thru 5/27/21, the second attachment includes your account history.

Best Regards and Be Safe!!

Ana Vivian Giraldez

Billing Department

Bayside/BayCreek/CSID/Stoneybrook CDD

10300 NW 11th Manor

Coral Springs, FL 33071

Phone: (239-495-6008) or (954-753-0380) Press #2 for the West Coast of Florida

Fax: (954-753-8784)

From: Ken Bohlin <ken.bohlin@gmail.com>
Sent: Monday, June 28, 2021 10:08 AM
To: Ana Vivian Giraldez <anag@csidfl.org>
Cc: Jodi Babaganov <jodib@csidfl.org>
Subject: Re: 24841 GOLDCREST DR/ IRRIGATION BILL / #010-0068-04

Ana,

Chuck Adams

From: Chuck Adams
Sent: Thursday, July 1, 2021 2:27 PM
To: Paul Kemp
Cc: Ana Vivian Giraldez; David Berringer; Jodi Babaganov
Subject: Re: 24841 GOLDCREST DR/ IRRIGATION BILL / #010-0068-04

Thankyou Paul

Ana
It is very apparent that there are usage/clock issues during dry periods (likely caused by landscapers serving the property). As he is not satisfied with our response, his next step is to appear before the Bayside Board to make his case. Thier next meeting is July 26 at 2pm at PLCA building. We will not terminate service until he has had his chance to make his case, however, should he not appear, we will terminate service until his account is brought current

Thankyou

Best regards,

Chesley 'Chuck' Adams jr.
Director of Operations
Wrathell, Hunt and Associates, LLC
(239) 464-7114 (c)

FRAUD ALERT- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECIEVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE

From: Paul Kemp <pkemp@whhassociates.com>
Sent: Thursday, July 1, 2021 1:59:45 PM
To: Chuck Adams <adamsc@whhassociates.com>
Cc: Ana Vivian Giraldez <anag@csidfl.org>; David Berringer <daveb@csidfl.org>; Jodi Babaganov <jodib@csidfl.org>
Subject: Re: 24841 GOLDCREST DR/ IRRIGATION BILL / #010-0068-04

Chuck,

Monday's read for June revealed a usage of 23,100 gallons, low average for this residence. Mr. Bohlin's usage in May was in excess of 200,000 gallons. As indicated, the meter was replaced on 8/3/21, because a meter audit revealed a slowly registering meter. The usage history here tends to vary more than average from month to month, and Mr. Bohlin admits that he is not in town much of the time.

Paul Kemp
Irrigation Manager
Bayside/Baycreek CDD
pkemp@whhassociates.com

On Jul 1, 2021, at 12:47 PM, Chuck Adams <adamsc@whhassociates.com> wrote:

Good afternoon

Paul

I believe you are currently reading meters. Please advise what Mr. Bohlin's usage was for June as a comparison to May.

Best Regards,

Chesley 'Chuck' Adams

Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Ana Vivian Giraldez <anag@csidfl.org>

Sent: Wednesday, June 30, 2021 4:27 PM

To: Chuck Adams <adamsc@whhassociates.com>

Cc: David Berringer <daveb@csidfl.org>; Jodi Babaganov <jodib@csidfl.org>

Subject: 24841 GOLDCREST DR/ IRRIGATION BILL / #010-0068-04

Good afternoon Chuck,

On Monday I received this email from Mr. Bohlin but I was waiting to his new read came in, just got it. His consumption from 5/27/21 thru 6/29/21 is 23,100 gallons in 33 days.

As you can see from his response he still not happy with the decision.

His account has already been removed from Auto Draft.

He is requesting direct contact information for the Directory of Operation/Board of Supervisors, so he can forward to his attorney.

Please check and advise.

Thank You & Be Safe!

Best Regards,

Ana Vivian Giraldez

Billing Department

Bayside/BayCreek/CSID/Stoneybrook CDD

10300 NW 11th Manor

Coral Springs, FL 33071

Phone: (239-495-6008) or (954-753-0380) Press #2 for the West Coast of Florida

Fax: (954-753-8784)

From: Ken Bohlin <ken.bohlin@gmail.com>

Sent: Monday, June 28, 2021 10:08 AM

To: Ana Vivian Giraldez <anag@csidfl.org>

Cc: Jodi Babaganov <jodib@csidfl.org>

Subject: Re: 24841 GOLDCREST DR/ IRRIGATION BILL / #010-0068-04

Ana,

That's disappointing.

Please send me a copy of the bill in question and any and all other documentation you have related to water consumption at the property both before you replaced the meter and since.

Also please confirm in writing that there will be no future direct debits from my bank account until I provide authorization for you to resume doing so. I will be initiating any and all payments to Bayside Improvement District until such time.

I would also appreciate your assurance that there will be no interruption to your provision of irrigation water which could result in damages to my property.

Finally, could you please provide me with contact information for the "Director of Operations/Board of Supervisors" (and anyone else involved in decisions related to this matter), so I can forward the same to my attorney?

Thank you,

Ken

Ken Bohlin
24841 Goldcrest Dr
Bonita Springs, FL 34134

On Fri, Jun 25, 2021 at 3:58 PM Ana Vivian Giraldez <anag@csidfl.org> wrote:

Good afternoon Mr. Bohlin,

As per the Director of Operations /Board of Supervisors since your account received a high usage credit already within the last year, they are not able to provide a relief.

Best Regards and Be Safe!!

Ana Vivian Giraldez

Billing Department

Bayside/BayCreek/CSID/Stoneybrook CDD

10300 NW 11th Manor

Coral Springs, FL 33071

Phone: (239-495-6008) or (954-753-0380) Press #2 for the West Coast of Florida

Fax: (954-753-8784)

From: Ken Bohlin <ken.bohlin@gmail.com>

Sent: Thursday, June 17, 2021 3:35 PM

To: Ana Vivian Giraldez <anag@csidfl.org>

Cc: Jodi Babaganov <jodib@csidfl.org>

Subject: Re: 24841 GOLDCREST DR/ IRRIGATION BILL / #010-0068-04

Ana,

I was *shocked* to receive your recent email about yet another obviously erroneous irrigation water reading at my residence at 24841 Goldcrest Dr, Bonita Springs. I have checked once again with both my landscaper and my home watcher. Both have inspected the sprinkler system and assure me

that it is set to run only two days per week and for no more than 20-25 minutes per zone. They have both also tested each zone of the system and there are no irregularities whatsoever -- it is operating as it should and as it always has. Furthermore, I have been away for just the past few weeks (Goldcrest Dr is now my full-time residence), was presumably home during part or all of the period in question, and observed nothing different about how the sprinkler system was functioning.

This property was purchased nearly 4 years ago and the sprinkler system programming has not changed since. My Bayside Improvement bills were routinely \$15-\$18 a month until about a year ago when, unbeknownst to me, my meter was replaced by Bayside Improvement District. While some of my bills since then have been normal, this is the *third* occasion that I've received abnormally high meter reads (this one by far the most exorbitant at \$927.18!!!)

I stand by my position that the new meter which you installed is either faulty, resulting in incorrect reads from time to time, or it was installed improperly, causing intermittent leakage either above or below ground. My irrigation water usage has never changed. The only change that could possibly be causing these erroneous bills every few months is the replacement meter or the manner in which it was installed.

Therefore, I hereby respectfully request that Bayside Improvement District make an adjustment to this clearly invalid bill which is consistent with my normal monthly usage levels. As importantly, I respectfully request that Bayside more fully investigate all the possible causes of this recurring problem (i.e. meter integrity, possible outgoing pipe leakage, etc, etc, and *not just have someone do another meter read*).

Finally, until this situation is rectified **please do not process any further automatic drafts from my bank account.**

Sincerely,
Ken Bohlin

On Fri, Jun 4, 2021 at 4:52 PM Ana Vivian Giraldez <anag@csidfl.org> wrote:

BAYSIDE IMPROVEMENT DISTRICT

Improvement District

10300 N.W. 11th Manor Coral Springs, Florida 3371

DATE: 6/4/21

ACCOUNT # 010-0068-047

DEAR MR. BOHLIN,

OUR RECORDS INDICATE THAT YOU ARE CURRENTLY LISTED AS THE OWNER OF THE PROPERTY AT 24841 GOLDCREST DRIVE BONITA SPRINGS, FL 34134.

DURING THE BILLING PROCES, WE NOTICED HIGHER THAN USUAL WATER CONSUMPTION ON YOUR IRRIGATION METER, YOUR CURRENT BALANCE DUE IS \$927.18.

FROM OUR EXPERIENCE, THIS COULD BE THE RESULT OF IMPROPER TIMING OF AN IRRIGATION SYSTEM, DAMAGED SPRINKLER HEADS, OR RAIN SENSOR. WE HAVE VERIFIED THE METER READING USED TO CALCULATE YOUR BILL AND HAVE FOUND IT TO BE CORRECT.

SINCE YOU DO NOT LIVE LOCALLY, THIS LETTER SERVES TO INFORM YOU OF THE HIGH CONSUMPTION.

PLEASE CONTACT YOUR LANDSCAPE CARE TAKER AS SOON AS POSSIBLE TO CHECK YOUR IRRIGATION SYSTEM.

OUR OFFICE HOURS ARE MONDAY THRU FRIDAY 8:00AM TO 5:00 PM, IF YOU HAVE ANY FURTHER QUESTIONS, DON'T HESITATE TO CALL ME AT (239)495-6008.

THANK YOU,

ANA VIVIAN GIRALDEZ

IRRIGATION UTILITY BILLING

Best Regards,

Ana Vivian Giraldez

Billing Department

Bayside/BayCreek/CSID/Stoneybrook CDD

10300 NW 11th Manor

Coral Springs, FL 33071

Phone: (239-495-6008) or (954-753-0380) Press #2 for the West Coast of Florida

Fax: (954-753-8784)

Thank You & Be Safe!

Best Regards,

Ana Vivian Giraldez

Billing Department

Bayside/BayCreek/CSID/Stoneybrook CDD

10300 NW 11th Manor

Coral Springs, FL 33071

Phone: (239-495-6008) or (954-753-0380) Press #2 for Western Florida

Fax: (954-753-8784)

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Ken Bohlin

ken.bohlin@gmail.com

(508) 615-3744

--

Ken Bohlin

ken.bohlin@gmail.com

(508) 615-3744

Chuck Adams

From: Chuck Adams
Sent: Thursday, June 17, 2021 5:38 PM
To: 'Ana Vivian Giraldez'
Subject: RE: 24841 GOLDCREST DR/ IRRIGATION BILL / #010-0068-04

He has had a high usage credit already within the last year. We can not provide a relief.

Best Regards,

Chesley 'Chuck' Adams
Director of Operations
Wrathell, Hunt and Associates, LLC
(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Ana Vivian Giraldez <anag@csidfl.org>
Sent: Thursday, June 17, 2021 4:14 PM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: 24841 GOLDCREST DR/ IRRIGATION BILL / #010-0068-04

Hi Chuck,
I'm forwarding email received and account history from Mr. Bohlin who reside at 24841 Goldcrest Drive requesting some type of adjustment. Please check and advise

Ana,

I was *shocked* to receive your recent email about yet another obviously erroneous irrigation water reading at my residence at 24841 Goldcrest Dr, Bonita Springs. I have checked once again with both my landscaper and my home watcher. Both have inspected the sprinkler system and assure me that it is set to run only two days per week and for no more than 20-25 minutes per zone. They have both also tested each zone of the system and there are no irregularities whatsoever -- it is operating as it should and as it always has. Furthermore, I have been away for just the past few weeks (Goldcrest Dr is now my full-time residence), was presumably home during part or all of the period in question, and observed nothing different about how the sprinkler system was functioning.

This property was purchased nearly 4 years ago and the sprinkler system programming has not changed since. My Bayside Improvement bills were routinely \$15-\$18 a month until about a year ago when, unbeknownst to me, my meter was replaced by Bayside Improvement District. While some of my bills since then have been normal, this is the *third* occasion that I've received abnormally high meter reads (this one by far the most exorbitant at \$927.18!!!)

I stand by my position that the new meter which you installed is either faulty, resulting in incorrect reads from time to time, or it was installed improperly, causing intermittent leakage either above or below ground. My irrigation water usage has never changed. The only change that could possibly be causing these erroneous bills every few months is the replacement meter or the manner in which it was installed.

Therefore, I hereby respectfully request that Bayside Improvement District make an adjustment to this clearly invalid bill which is consistent with my normal monthly usage levels. As importantly, I respectfully request that Bayside more fully investigate all the possible causes of this recurring problem (i.e. meter integrity, possible outgoing pipe leakage, etc, etc, and *not just have someone do another meter read*).

Finally, until this situation is rectified **please do not process any further automatic drafts from my bank account.**

Sincerely,

Ken Bohlin

On Fri, Jun 4, 2021 at 4:52 PM Ana Vivian Giraldez <anag@csidfl.org> wrote:

BAYSIDE IMPROVEMENT DISTRICT

Improvement District

10300 N.W. 11th Manor Coral Springs, Florida 3371

DATE: 6/4/21

ACCOUNT # 010-0068-047

DEAR MR. BOHLIN,

OUR RECORDS INDICATE THAT YOU ARE CURRENTLY LISTED AS THE OWNER OF THE PROPERTY AT 24841 GOLDCREST DRIVE BONITA SPRINGS, FL 34134..

DURING THE BILLING PROCESSES, WE NOTICED HIGHER THAN USUAL WATER CONSUMPTION ON YOUR IRRIGATION METER, YOUR CURRENT BALANCE DUE IS \$927.18.

FROM OUR EXPERIENCE, THIS COULD BE THE RESULT OF IMPROPER TIMING OF AN IRRIGATION SYSTEM, DAMAGED SPRINKLER HEADS, OR RAIN SENSOR.

WE HAVE VERIFIED THE METER READING USED TO CALCULATE YOUR BILL AND HAVE FOUND IT TO BE CORRECT.

SINCE YOU DO NOT LIVE LOCALLY, THIS LETTER SERVES TO INFORM YOU OF THE HIGH CONSUMPTION.

PLEASE CONTACT YOUR LANDSCAPE CARE TAKER AS SOON AS SOON AS POSSIBLE TO CHECK YOUR IRRIGATION SYSTEM.

OUR OFFICE HOURS ARE MONDAY THRU FRIDAY 8:00AM TO 5:00 PM, IF YOU HAVE ANY FURTHER QUESTIONS, DON'T HESITATE TO CALL ME AT (239)495-6008.

THANK YOU,

ANA VIVIAN GIRALDEZ

IRRIGATION UTILITY BILLING

Best Regards,

Ana Vivian Giraldez

Billing Department

Bayside/BayCreek/CSID/Stoneybrook CDD

10300 NW 11th Manor

Coral Springs, FL 33071

Phone: (239-495-6008) or (954-753-0380) Press #2 for the West Coast of Florida

Fax: (954-753-8784)

Thank You & Be Safe!

Best Regards,

Ana Vivian Giraldez

Billing Department

Bayside/BayCreek/CSID/Stoneybrook CDD

10300 NW 11th Manor

Coral Springs, FL 33071

Phone: (239-495-6008) or (954-753-0380) Press #2 for Western Florida

Fax: (954-753-8784)

--

Ken Bohlin

ken.bohlin@gmail.com

(508) 615-3744

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT**

24

SCOPE SHEET	LAST DATE UPDATED: 7/12/2021		WATERTRONICS		RAIN BIRD		MCI FLOWTRONEX	
JOB DESCRIPTION: REPLACE PARKWAY PUMP STATION & PANEL JOB DUE DATE: TBD COMMUNITY: PELICAN LANDING	PROPUMP & CONTROLS 2101 CANTU CT SARASOTA, FL 34232 941-755-4589		RAIN BIRD 300 CENTRAL PARK DR. SANFORD, FL 34232 239- 571-6446		PROPUMP & CONTROLS 2101 CANTU CT SARASOTA, FL 34232 941-755-4589			
TOTAL ESTIMATE	\$280,693.15		\$317,948.32		\$330,537.44			
SCOPE OF WORK	Y OR NO	COMMENTS	Y OR NO	COMMENTS	Y OR NO	COMMENTS	Y OR NO	COMMENTS
1. REMOVE EXISTING STATION								
• Disassembly and deconstruction of the existing pump station to permit extraction through the building door and roof hatch access points.	Y		Y		Y			
• Removal of the existing discharge pipe to the existing above ground flange inside of the building.	Y		Y		Y			
• Wet well dive inspection and clean out prior to new installation, performed by licensed and certified diver.	Y		DOES NOT SPECIFY		Y			
• Clean and prep concrete slab, remove existing skid anchors.	Y		Y		Y			
• Off-site disposal of the old station material.	Y		Y		Y			
2. INSTALLATION								
• Station skid components and control cabinet to be engineered to fit through the existing building door and roof access hatch with sufficient clearances.	Y		Y		Y			
• Station mechanical assembly as designed by manufacturer.	Y		Y		Y			
• Level and align skid, piping, and pumps. Secure station components w/ provided concrete wedge anchors and plates	Y		Y		Y			
• Install new electrical motor lead conduit and cable	Y		Y		Y			
• Main Electrical connection to control cabinet and secondary electrical connections/ re-routing as required.	Y		Y		Y			
• Verify proper grounding and bonding in the existing 400A electrical service.	Y		Y		Y			
3. START-UP								
• Verify all electrical terminations, joint fittings and structural components are secure and in accordance with factory specifications.	Y		Y		Y			

• Perform pre-power checks as specified by manufacturer. Verify incoming voltage variance and imbalances are within factory recommended tolerances.	Y		Y		Y	
• Power up checks as specified by manufacturer. Verify proper motor rotation prior to operation.	Y		Y		Y	
• Station performance testing and evaluation	Y		Y		Y	
• Operator's Start-up Checklist	N		Y		N	
• Operator training and remote monitoring setup assistance.	Y		Y		Y	
4. EQUIPMENT						
• 5 each 75 HP Pumps with VFD	Y	ABB or ALTIVAR	Y	GE	Y	DANFOSS AQUA DRIVES
Winding Insulation	Y	Class F	Y	Class H	Y	Class F
Upsized Pump Shaft - 1 1/2" vs. 1 5/8"	N		Y		N	
• Control Panel	Y	UL 508a Listed Control Panel	Y	RAIN BIRD	Y	UL 508a Listed Control Panel
• Warranty	Y	2 YR Parts & Labor	Y	3 YR & 6 YR On Drives & Electronics	Y	2 YRS ON STATION & 6 YRS ON ALL OTHER COMPONENTS
• Monitoring Services	Y	\$450 Per Year/ Possible Future Costs to Expand	Y	No Cost	Y	No Cost
5. FINANCING						

• Various Plans are available, longest option shown here	60 Months @ 4.85%	\$5,277.03	72 Months @ 6.12%	\$5,287.48	60 Months @ 4.85%	\$6,214.10
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**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT**

24A



*ProPump and Controls
2101 Cantu CT
Sarasota FL 34232
941-755-4589*

**Paul Kemp
The Colony at Pelican Landing**

Project:

ProPump and Controls to provide labor and material to install a new Watertronics manufactured pump station for Res/Com irrigation.

Scope of Work:

1. Existing station removal

- Disassembly and deconstruction of the existing pump station to permit extraction through the building door and roof hatch access points.
- Removal of the existing discharge pipe to the existing above ground flange inside of the building.
- Wet well dive inspection and clean out prior to new installation, performed by licensed and certified diver. Disposal of collected material off site
- Clean and prep concrete slab, remove existing skid anchors
- Off-site disposal of the old station material

2. Install provided pump station

- Station skid components and control cabinet to be engineered to fit through the existing building door and roof access hatch with sufficient clearances.
- Station mechanical assembly as designed by manufacturer.
- Level and align skid, piping, and pumps. Secure station components w/ provided concrete wedge anchors and plates
- Install new electrical motor lead conduit and cable
- Main Electrical connection to control cabinet and secondary electrical connections/ re-routing as required.
- Verify proper grounding and bonding in the existing 400A electrical service.

3. Start-up

- Verify all electrical terminations, joint fittings and structural components are secure and in accordance with factory specifications.
- Perform pre-power checks as specified by manufacturer. Verify incoming voltage variance and imbalances are within factory recommended tolerances.
- Power up checks as specified by manufacturer. Verify proper motor rotation prior to operation.
- Station performance testing and evaluation
- Complete manufacturer's Start Up report
- Operator training and remote monitoring setup assistance

Performance: 6500GPM @ 75PSI
Input Power: 460VAC/3Phase/60Hz
Model Number: VT-1-75V/75V/75V/75V/75V/-460-3-6500-75

001-0000008 Vertical Turbine - Station Spec 1

● A variable speed Vertical Turbine pump station shall be provided. The pump station shall include variable frequency drive speed control, vertical turbine pumps, piping, valves, electrical panel, base and all other features (where applicable as specified below). Station shall be designed to be installed either outside or inside a weather resistant building furnished by the owner as specified above. A formed and reinforced base platform will support all manifolding, pumps, motors, and control panels to provide an integral unit ready to quickly install at the job site. Configuration of station inlet, discharge, power connections and layout/orientation of basic system components shall be indicated on the sales drawing. The station shall be completely assembled (where applicable), calibrated, and subjected to a dynamic run test including safety check prior to breakdown and shipment to customer.

005-0000002 UL Listed - Industrial Control Panel 1

● The station ELECTRICAL CONTROL PANEL shall be UL listed and meet or exceed UL508A specifications for safety of industrial control panels. Panel shall be assembled and tested in a UL508A certified panel shop.

010-0000001 Paint Color - Watertronics - Green 1

● Pump station pumping components shall be painted Watertronics GREEN for maximum durability and resistance to corrosion. The paint system shall consist of a multi-step system including media blasting, application of a rust prohibitive epoxy prime coat followed by a two part industrial grade ultraviolet resistant polyurethane finish having a total dry film thickness of not less than 5 mils. Each coat will be applied and baked for one half hour at 165 degrees F. Pump station components including base, pipework, discharge heads, manifolds, isolation and relief valves, grooved clamps and supports shall be painted unless otherwise specified on sales drawing.

101-0000016 75HP VHS Premium Efficiency Motor - 460V/3Ph 5

● A 75HP premium efficient (VHS) vertical hollow shaft motor shall be provided. The motor shall be inverter duty rated, class F windings and include internal 120V winding heaters. The motor shall be sized properly for continuous operation of the pump at any point along the designed pump performance curve without exceeding the motors specified horsepower rating. The motor shall be equipped with a "Self Release Coupling" factory configured, (bolted to upper bearing) for momentary up thrust protection.

121-0000095 Pump, Vertical Turbine, (Integrity Pump or Goulds) 5

● A Vertical Turbine pump assembly shall be provided. The pump assembly shall consist of one or more stages designed and manufactured by Watertronics in order to achieve maximum performance and efficiency. Standard features shall include ductile iron bowls with O-ring seals between each stage, polymer bearings rated for 4 minute dry run, 201 STAINLESS STEEL impellers with minimum pressure rating of 100,000PSI, 416 stainless steel pump shafts, 18/8 stainless steel fasteners, and a stainless steel inlet basket strainer properly sized for the pump. Each pump assembly shall be factory tested to Hydraulic Institute ANSI/HI 14.6 acceptance grade 2B.

140-0000003 Discharge Head - 8" Ductile Iron 5

- A heavy duty ductile iron 8 INCH pump discharge head assembly shall be provided for superior durability. The discharge head assembly shall include a check valve, butterfly valve and related hardware flow rated for up to 1600GPM and 150 PSI per ANSI B2.1.

150-0000050 VT Pump Column - 8" Diameter, 2 Piece, Carbon Steel 5

- A 2 Piece, 8 INCH diameter vertical turbine pump column and shaft assembly shall be provided. The column pipe shall be fabricated from ASTM Grade A-53 CARBON STEEL pipe. Line shafts shall be fabricated from 416 STAINLESS STEEL. The shaft diameter shall be no less than prescribed by ANSI B58.1, Section 4.2, Table 4. Bearing retainers shall be stainless steel with polymer bearings. The column and shaft assembly shall be designed per the total pump length specified on the sales drawing.

180-0000002 Mechanical Shaft Seals 5

- Each turbine pump discharge head shall contain a mechanical seal assembly located where the line shaft protrudes through the discharge head. The mechanical seal assembly shall consist of a main housing, shaft sleeve assembly, locking and drive collars. The shaft sleeve shall be machined from 416 stainless steel. The locking and driving collars shall be machined from 7075 aluminum. Integral to the seal housing, a permanently lubricated ball bearing shall be mounted, located out of the pumping media. The mechanical seal shall be resistant to corrosion and abrasives, totally self lubricating, and rated for no less than 300 PSI. The seal assembly shall require no bypass tubes or related devices to provide cooling or lubrication. One seal required per Vertical Turbine pump.

200-0000005 Discharge Manifold - Fiveplex Pump 1

- A custom fabricated FIVEPLEX PUMP discharge manifold shall be provided. The manifold shall be designed and fabricated by Watertronics to maximize flow and efficiency and to meet specific customer installation requirements. All fabricated piping shall conform to ASTM specifications A53 for Grade B welded or seamless pipe. Discharge piping 12" and larger shall be a minimum "Standard Wall" thickness. Discharge piping 10" and smaller shall be Schedule 40. All welded flanges shall be forged steel slip-on or weld neck type. All welded fittings shall be seamless, conforming to ASTM Specification A234, with pressure rating not less than 150 psi. The manifold assembly shall include a main discharge isolation valve, discharge pressure gauge, three 3/4" fertigation ports and a winterization drain port with 3/4" ball valve.

210-0000004 8" Pressure Relief Valve 1

- A 8" pressure relief valve shall be installed on the discharge piping downstream of the pressure regulating valves. The valve shall be sized to bypass sufficient water back to the water source to avoid the discharge pressure from exceeding the maximum programmed pressure set point by more than 10 PSI.

280-0000014 Growsmart IM3000 Series Magnetic Flowmeter - 12" 1

- A 12" diameter Growsmart electromagnetic flow meter shall be provided to measure water flow rate with an accuracy of +/- 2%. The flowmeter shall include an integrated LCD display and be constructed of epoxy coated ASTM carbon steel suitable for indoor or outdoor installation. Maximum recommended flow rate 5288 GPM.

290-0000001 Wetwell Level Control w/1 Pond Fill 1

- A robust industrial grade WETWELL level control system shall be provided. The system shall consist of a level transducer and a low level safety shutdown float located in the WETWELL for accurate and reliable level control. The controls shall be fully integrated with the control system with programmable

set points accessible through the station touchscreen display. The level control system shall function to shutdown the pump system in the event of a low water condition. An additional isolated 5A relay contact shall be provided for control of ONE external pond fill or other external fill source. The level transducer shall be rated for a maximum water depth of 33.5 feet.

395-0000001 Fusion Bonded Epoxy - Internal Only 1

- 3M Scotchkote Fusion-Bonded Epoxy Coating 134 shall be applied to INTERNAL ONLY pipe surfaces as indicated by the sales drawing. 3M Scotchkote 134 is a one part, heat curable thermosetting coating that cures to a smooth uniform thickness, provides superior adhesion, coverage on porous pipework and is highly resistant to wastewater, corrosive soils and sea water.

400-0000001 Pump Station Base - Aluminum 1

- Pump station components shall be mounted on an Aluminum Base. The top plate shall be 1/2" thick T6061 -T6 aluminum plate The top plate shall be welded to an extruded aluminum T6061-T6 channel. The aluminum channel frame will be welded. on the underside of the base to maximize structural rigidity. Base shall have a minimum of (eight) Ø3" lifting points (two at each corner). Base shall include a hinged wet well hatch whenever possible. Base shall be supplied with four anchor brackets and concrete wedge anchor bolts if base length is under 12ft. For base lengths over 12ft, six anchors shall be provided. The base size shall be approximately 240 x 102 INCHES.

410-0000001 Skid Shim Kit, Stainless Steel 1

- A skid shim kit shall be provided to take up small gaps between skid and floor and to insure level installation of skid. Each kit shall include the following stainless steel shims; Qty (2) -1/2"x2"x5" , Qty(2) - 3/8"x2"x5" , Qty(4) - 1/4"x2"x5" , Qty(4) - 1/8"x2"x5" .

500-0000014 Station Disconnect Switch - 800A Fused 1

- A 3-pole 800 amp maximum FUSED UL Listed main disconnect switch shall be provided. The disconnect switch shall include an operating handle mounted in the main electrical panel door that shall open all ungrounded conductors of the service entrance to the panel. The disconnect switch shall be mechanically interlocked to prevent access while the operating handle is in the ON position. The station disconnect switch shall be sized for the maximum station load and shall meet all applicable NEC and UL508A requirements.

520-0000029 Variable Frequency Drive, 75HP,480V/3ph (ABB or Altivar) 5

- A high efficiency industrial grade 75HP variable frequency drive shall be provided. The VFD shall be specifically designed for water pumping applications and include a graphical control interface keypad. All internal printed circuit boards shall be conformal coated for long service life.

600-0000002 Type 1 - Sigma PLC Logic Controller 1

- The electrical control system shall be an Industrial grade PLC with a color touch screen operator interface device and custom programming written specifically for this project. Control logic shall be based on redundant design and interlocking of control devices for maximum safety and proper sequence of operation. In addition to diagnostic functionality available through the touchscreen display, the PLC controller shall also have diagnostic LEDs for monitoring status of discrete inputs and outputs. The PLC shall contain RS232 and RS485 communication ports for monitoring and programming purposes and shall contain an EEPROM, battery backed RAM and non-volatile memory for storage of critical configuration data. The PLC will have a high speed counter, clock and calendar function with year, month, day, hour, minute, and day of week.

600-000003 Power - Phase Monitor Protection 1

- An advanced microprocessor based Power Phase Monitoring system shall be provided to protect the pump system from equipment failure due to power faults occurring on the incoming electrical service to the pump station. The monitor shall actively monitor for phase loss, phase reversal, phase unbalance, under voltage and overvoltage conditions. In the event that these one or more of these conditions occur, the Phase Monitor shall signal the PLC logic controller to shut down the pump system preventing damage to pump system components. The phase monitor fault limits and time to trip shall be adjustable. A status LED shall indicate the fault type causing the shutdown event.

610-000004 VirtualVision III - 12.1" Color LCD Touchscreen 1

- An industrial grade 12.1" SVGA (800x600) Advanced Color TFT LCD touchscreen user interface display shall be provided featuring: Digital flow (GPM) and pressure (PSI) display, Both cumulative and resettable gallons pumped indicators, Pump ready/running status with elapsed run time display per pump, Flow-based pressure regulation to match discharge pressure with irrigation demand, Individual motor overload reporting, Minute by minute data logging saved to a removable flash RAM card, 32MB card to store approximately 12 months of data, Historic and real time X-Y plotting of pump station operation, Filter controls, Alarm log file, Ability to change system parameters such as setpoint pressure, time delays, Fertigation graphic and control interface when sold with a Watertronics EZ Feed Injection Package. Life of the display shall be 50,000 hours. The display software shall be configured for the pump station features.

620-000001 Lighted HOA Switch 5

- A lighted switch actuator shall be provided which shall be illuminated GREEN whenever the controlled item is active. One required per switch.

630-000002 Premium Surge/Lightning Protection 1

- A Premium 200kA max impulse current rated surge protective device shall be provided on the incoming power connections to the station. The SPD shall utilize high energy solid state suppression circuitry to effectively protect electrical equipment from extreme electrical disturbances. An additional 70kA max impulse current rated surge protective device shall be installed on the secondary of the control transformer. Diagnostic LEDs shall be provided on the devices to indicate operational status when powered.

640-000001 Flow Signal Opto Coupler - For Sharing Signal 1

- An optical coupling device shall be provided for sharing of pump station flow signal with external customer control systems. The opto-coupler is rated for 3-30VDC (24VDC) nominal supply from customer control system and shall provide a minimum of 2500V isolation between station control system and external systems.

640-000002 Flow Sensor Opto Isolator 1

- An optical isolation device shall be provided for isolating OFF SKID station flow sensor from the control system. The optical isolator shall effectively improve flow signal quality and eliminate interference, ground loops and other signal disturbances from entering station control electronics.

650-000003 Remote Disable Relay - 24VAC/DC 1

- A 24VAC/DC remote disable relay input shall be provided. The remote disable relay shall effectively disable the pump station when the remote start relay coil is supplied 24VAC/DC power from an

irrigation controller or other external power source provided by customer. If the station is running and relay is powered, the station will safely shutdown. When power is removed from the relay, the station will return to normal operation.

680-000007 WaterVision Cloud - Verizon 4G - w/3YR Subscription 1

● WaterVision Cloud - Verizon network 4G/LTE CELLULAR remote pump system monitoring package shall be provided. The system includes all hardware, software and 3 YEAR SUBSCRIPTION for connection of a single pump station to the WaterVision Cloud Network via a cellular connection. The system shall allow customer to remotely monitor the pump station and the customer's other WaterVision Cloud enabled pump stations on the same property or multiple properties at any time from a cell phone, tablet, PC or other web based device. The system shall also allow control of the pump station enable/disable and reset of alarms. The communication hardware will accept up to eight additional CHOICE CARD inputs The WaterVision Cloud system is also expandable through connection of additional WaterVision Cloud enabled pump systems. Additional hardware required for system expansion. Subscription may be renewed in future years for low annual fee approximatley \$450/year. Contact PSN for future subscription pricing.

690-000003 Choice Card - Temperature Input 2

● An additional Input CHOICE card and TEMPERATURE SENSOR shall be provided for monitoring of ambient air temperature. WaterVision Cloud RTU with open choice card slot required.

720-000001 Fertigation Run Relay 1

● A Fertigation Run relay shall be provided to activate a customer provided chemical injection system. The relay output shall turn on when the station reaches a minimum flow set point and turn off when station flow drops below set point. The minimum flow set point shall be adjustable through the touchscreen display where provided.

720-000003 Chemical Treatment Relay 1

● A Chemical Treatment relay shall be provided to activate a customer provided chemical injection system. The relay output shall turn on anytime a main pump is running. The chemical treatment relay shall have 2 DPDT 8A contacts.

750-000005 Electrical Enclosure - 75x72x18 STL/WHT 2

● A heavy duty industrial grade 75Hx72Wx18D UL Listed, NEMA 4 outdoor rated enclosure shall be provided to protect electrical control system components. The enclosure shall be custom built to Watertronics specifications specifically for water pumping applications and shall be fabricated of no less than 12GA carbon steel finished on all inside and outside surfaces in polyester based WHITE powder coat finish for maximum durability. The enclosure shall be provided with heavy duty integral hinges with lift off doors, INTERIOR LIGHTING PACKAGE, heavy duty key lockable door handles, continuously welded seams, mechanical interlocks, and drip shield. The electrical component back panel shall be galvanized steel for superior EMC performance.

760-000009 Control Panel Leg Kit - 6"H x 18"D 2

● A 6" HIGH heavy duty control panel leg kit shall be provided. Legs shall be fabricated from 3/8" thick A36 hot rolled steel plate and painted to match control panel enclosure color. The leg kit shall be designed for a 18" DEEP enclosure

770-000003 Heat Exchanger - XLarge (21-34K Btu) 2

- A premium quality closed loop water to air HEAT EXCHANGER cooling system shall be provided. The heat exchanger shall control temperature levels within the electrical enclosure protecting sensitive electronic components from overheating conditions. The heat exchanger shall be rated NEMA 4 for indoor/outdoor installations and prevent outside air or cooling water from entering electrical enclosure. The heat exchanger shall be properly sized to the application of up to a maximum of 21-34K Btu cooling capacity.

950-000001 Stainless Steel Fasteners - Station 1

- Pump Station Fasteners including Nuts, Bolts and Washers shall be made of 18-8 and 304 STAINLESS STEEL. Fasteners for the following items shall be included where applicable: Submersible Pump Manifold, Discharge Heads, Pump Seals, Discharge Manifold, Discharge Flange and Butterfly Valves, Pressure Relief Valve, Electronic Butterfly Valves, Discharge Filter Connections, Discharge Filter Flush Manifold, WYE Strainer connections, Magnetic Flow Meter connections, Level Transducer to Base, Hatch plate hinges and hardware, Electrical panel to skid or floor, arm mounted electrical heaters and skid anchor bolts. This option DOES NOT include Grove Lock clamp hardware. Grove Lock hardware must be ordered separately.

975-000001 Operation & Maintenance Manual - Electronic Copy 3

- A detailed OPERATION and MAINTENANCE manual shall be provided detailing basic system operation, alarms, general maintenance procedures and use of the operator interface. The manual shall be in English and provided in electronic format.

999-000001 Custom Designed Pump Station 1

- Custom designed pump station to fit over existing vault, align with existing discharge and to include two individual control panels to allow installation in existing building

Warranty - (Including Parts and Labor) 2 YR STANDARD

ProPump and Controls is an authorized service provider for MCI Flowtronex and Watertronics PSN. All service technicians are factory trained and Osha-10 certified.

Pricing includes pump station installation and start-up, operator training and remote monitoring setup assistance, and one year preventative maintenance service performed quarterly.

Customer is responsible for the removal and reinstallation of the pump house roof, if applicable, to provide access for station installation.

Customer to provide access to the pump station for trucks and equipment. ProPump and Controls is not responsible for damages to cart paths, underground utilities, irrigation heads/equipment or turf.

Pricing:

<i>Watertronics:</i>	<i>\$262,806.82</i>
<i>Installation:</i>	<i>\$17,886.33</i>
<u>Subtotal:</u>	<u>\$280,693.15</u>
<i>Tax:</i>	<i>\$16,891.59</i>
<u>Total:</u>	<u>\$297,584.74</u>

Applicable tax and freight included

Please note that all payments in excess of \$5000 by credit card are subject to a 2.65% service charge without prior agreement.

Note: The quoted price assumes that any and all components, not included in the quote, are in proper working order. If any of these items are found to be weak or defective, the repair or replacement will be quoted in addition to the above cost.

PNC EQUIPMENT FINANCE - IRRIGATION PROGRAM						
Lease Rates (With Approved Credit) - JUNE 2021						
	AMOUNT FINANCED		24 MONTHS	36 MONTHS	48 MONTHS	60 MONTHS
\$10,000 - \$50,000	\$0.00	5.35%	\$0.00	\$0.00	\$0.00	\$0.00
\$50,001 - \$100,000	\$0.00	5.29%	\$0.00	\$0.00	\$0.00	\$0.00
\$100,001 +	\$280,693.15	4.85%	\$12,294.36	\$8,392.73	\$6,444.71	\$5,277.03
Rates are set in relation to market conditions and are subject to credit approval. Seasonal rate programs are available. Rates subject to change.						

PAYMENT TERMS: All Purchase Orders are subject to acceptance by ProPump & Controls, Inc. Receipt of production deposit, verification of acceptable credit, and confirmation of order are required before production. All orders subject to 50% production deposit. Balance due 30 days from date of invoice.

If shipment or installation is delayed, by no fault of ProPump & Controls, Inc., customer agrees to amend the contract or purchase order. Customer will take ownership of the product and request that ProPump & Controls, Inc. store it until shipment can be arranged. ProPump will invoice the customer based on the original terms of the order and customer will also accept liability for payment. Orders placed under Preferred Customer Agreements include all discounts and fee payments.

How to order: Please help us expedite your order by providing the following:

Is this sale taxable? (circle one) Yes No (If the order is non-taxable, a tax exempt certificate for the "ship to" state must be submitted with this order.)

Provide signature: Accepted for

Buyer _____

Date: _____

Requested delivery

date: _____

Ship to address:

Street Address _____

City _____ County _____ State _____

Zip _____

Contact Name: _____

Phone & Fax: _____

Please return one signed copy of this quotation on acceptance. Merchandise delivered or shipped is due and payable to: ProPump & Controls, Inc. 610 Old Mt. Eden Road, Shelbyville, Ky. 40065. Fax number: 502-633-0733 Phone 800-844-0677.

DELIVERY: Delivery dates are estimates and confirmed shipment cannot be determined until all manufacturing details are known. ProPump & Controls Inc. will make reasonable efforts to establish a delivery schedule after receipt of an executed contract and all approvals. Seller shall not be liable for special or consequential damages caused by delay in delivery. Customer agrees to execute bill and hold contract in the event of order delay.

ACCEPTANCE: If for any reason buyer is unable to accept delivery at the agree to date, then delivery shall be deemed completed in seller's warehouse for purposes of payment and seller shall store and subsequently deliver as provided above. Buyer will be responsible for additional handling fee of \$250.00 and storage charges of \$750.00 per month which will be added to invoice.

LATE FEES: Late fee of 1 1/2 % of the unpaid balance will be charged per month on all accounts which are past due, plus any collections or attorney's fees incurred in settlement of past due accounts.

LIEN: Seller retains a security interest in all products sold to buyer until the purchase price and other charges, if any, are paid in full as provided in Article 9 of the Uniform Commercial Code. Seller will file a Mechanics Lien or execute other documents as required to perfect the security interest in the products sold.

TAXES: State, city and local taxes are excluded from the contract price unless otherwise noted. Sales tax will be invoiced on the contract price unless written exemption is provided.

FACTORY AUTHORIZED WARRANTY: ProPump & Controls, Inc. warrants products manufactured by ProPump and associated component parts and/or labor, for defects in materials and workmanship for a period of one year following date of installation by ProPump, but not later than fifteen months from date of invoice if installed by others.

For products sold by ProPump & Controls, Inc but manufactured wholly by others, ProPump will extend the manufacturer's warranty to the customer, and will assist in handling warranty claims.

The foregoing constitutes ProPump & Control's sole warranty and has not nor does it make any additional warranty, whether express or implied, with respect to

the pumping system or component. ProPump & Controls, Inc. makes no warranty, whether express or implied, with respect to fitness for a particular purpose or merchantability of the pumping system or component. ProPump & Controls, Inc. shall not be liable to purchaser or any other person for any liability, loss, or damage caused or alleged to be caused, directly or indirectly, by the pumping system. In no event shall ProPump & Controls, Inc. be responsible for incidental, consequential, or act of God damages, nor shall manufacturer's liability for damages to purchaser or any other person ever exceed the original factory purchase price

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT**

24B



Golf Course Pump Station Proposal for



Pump Station with Panel



All pictures in this document are representative only and may not match the materials quoted.

PUMP STATION SUMMARY

MAXIMUM STATION FLOW RATE	5500	GPM
DISCHARGE PRESSURE - GOLF COURSE	80	PSI
POWER	480	VOLTS
	3	PHASE
	60	HERTZ
FULL LOAD AMPS	503	AMPS
RECOMMENDED INTAKE FLUME	Existing	INCHES
RECOMMENDED SLAB SIZE	Existing	WIDTH
	Existing	LENGTH

This quote is for a UL Listed prepackaged variable speed vertical turbine pumping station built with custom fabricated steel piping, valves, industrial control panel, and supporting structural steel skid. The manifolds, pipes, and structural skid are to be powder coated green for maximum corrosion and impact protection. The controls shall be mounted inside a UL Listed and NEMA rated industrial control cabinet.

Quote Information

Date	5/7/2021
Rain Bird Representative	Jeff Hiday
Quote Number	GVT050321 401B
Model Number	T5L075N0N00058SFX8

FIS OUTDOOR

Address	300 Central Park Dr.
Address	-
City, State, Zip	Sanford, FL 32771
Distributor Phone	-
Distributor Fax	-
Distributor Email	-
Distributor Website	www.fisoutdoor.com

Trevor Brinkmeyer

Salesperson Phone	239-571-6446
Salesperson Email	trevor.brinkmeyer@fisoutdoor.com

SITE INFORMATION

Water Source	Lake	
Site Elevation	0-3300	Feet
Wetwell Diameter	10'X4'	VERIFY
Wetwell Depth	73	VERIFY
Water Source to Slab Floor	8.5' Max.	VERIFY

Existing Pump Equipment

Discharge Size	10"	VERIFIED
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BASE CONFIGURATION

\$271,328.57

Mechanical System Description	Electrical System Description
Variable Frequency Drive [VFD] (Manufactured by Mitsubishi)	Automatic alternation of main motors to equalize run time
Programmable Logic Controller [PLC] (Manufactured by Mitsubishi)	Automatic pressure ramp-up capability
8.4 in. color touchscreen with ethernet communication capability	Electrical overload shutdown safety
Circuit breaker motor protection	VFD fault shutdown
Dual mechanically and electrically interlocked contactors for main pumps and motors	Automatic system diagnostic utility Input for flow meter
NEMA 4 electrical enclosure with interior panel light	Automatic low water level shutdown safety
Heat exchanger for closed loop cooling of the electrical enclosure	Input for low water level probe or flow switch if available
8" pressure relief valve with butterfly isolation valve <i>(CLA-VAL 50-01) (Shurjoint SJ-300N)</i>	Individual pump lighted HOA switches
10" ANSI lugged station discharge isolation valve <i>(Shurjoint SJ-300N)</i>	High pressure and low pressure discharge safeties PLC or VFD emergency bypass - Manual mode
Individual pump silent check valves and grooved isolation valves <i>(Valmatic 140X.1XP - cast iron body / bronze disc & seat)</i>	Main power line phase monitoring Individual motor overload protection safeties
Flowmeter spool with - Paddle Wheel Standard Fertigation run relay Optical Isolator	Single phase and three phase surge protection safeties
Stainless Steel Pressure Transducer	
Individual pump air release valves	
Hose bib connection for wash down	
Integral wetwell service hatch	
Liquid filled suction and discharge pressure valves	
Complete skid and piping steel grit blasted and powder coated for maximum corrosion resistance - includes fusions bonded zinc epoxy primer on skid and piping interior	
Main Motors	Goolds Premium Efficiency Vertical Turbine Pumps
5 75 HP Premium Efficient Vertical Main Motors	5 Pump Model 12RJMC
Main motors will alternate on start-up to equalize motor run times	Vertical Turbine Assembly
Weather Protected Type I (WP1)	316SS Stainless Steel Impellers
Low Temperature Rise Inverter Ready Insulation	Glass Lined Bowls for Maximum Efficiency
Precision Balanced, High-Thrust Bearing	416SS Stainless Steel Shaft
Non-Reversing Ratchets	8" ductile iron heads, 8" column assembly and a custom built discharge manifold following Hydraulic Institute standards
Motor Space Heaters	
4-Pole, 1800 RPM, 1.15 Service Factor	
3-Year Manufacturer and Rain Bird Warranty	

Pressure Maintenance Pump and Motor

5 HP Grundfos 45S50-12 Submersible Pump & Motor	1
Vertical submersible pressure maintenance pump	
Stainless Steel construction of Vital Components	Increased Longevity
Submersible Pressure Maintenance Motor 2-Pole, 3600 RPM, 1.15 SF	
Operating in Accordance with NEMA MG-1 and MG-2	

ADDITIONAL EQUIPMENT

\$24,119.75

Pump Manager 2™

Pump Manager 2 remote control and monitoring software compatible with Smart Pump™ **INCLUDED**
 (required ethernet modem is supplied in pump station options) **(NO SUBSCRIPTION FEE REQUIRED)**

Rain Bird Pump Manager 2 gives you full control of the pump station from your computer or mobile device. It simplifies pump control and provides access to advanced reporting capabilities.


	UNIT PRICE	QTY	
Mechanical Options			
Mechanical Seals for Main Pumps	INCLUDED IN BASE	5	Prevents Water Spray on Deck
10" KROHNE Magnetic Flow Meter Upgrade	INCLUDED IN BASE	1	Superior Flow Monitoring
1-1/2" diameter pump shafts for vertical turbine pumps	INCLUDED IN BASE	1	Longer Shaft Life
Stainless steel fasteners on deck	INCLUDED IN BASE	1	
Adder for five (5) 75HP GE VHS motors (class H winding insulation) in lieu of included US VHS motors (class F winding insulation)	\$1,420.45	1	Higher the class winding equal higher temperature withstanding
Deduct option to remove 5HP pressure maintenance pump	\$3,073.86	0	
16" x 14'3" HDPE Pre-Fab Spool w/ 2 Ports, flanges & Accessories	\$2,625.00	1	
16" HDPE Pre-Fab "U-Bend" w/ Flanges & Accessories	\$2,528.84	1	
Aluminum Pump Station Deck Upgrade	\$17,045.45	1	
Control Options			
VFD per Motor - Each Main Motor has an individual VFD	INCLUDED IN BASE	1	
VPN Pump Connection via Fiberoptic Modem connection at building. Configuring services provided by GIS	\$500.00	1	Ethernet Control Via Smart Device
Cable and surge suppression by others		1	
Cellular Ethernet Modem Kit Includes two (2) years of cellular data service.	\$4,517.05	0	Cellular Control Via Smart Device
Lake level control circuit: analog submersible pressure transducer - 20' of cable	INCLUDED IN BASE	1	Installed by others



Proposal Summary

Base price plus chosen options	\$295,448.32
Freight to Job Site	Included
Site work, demolition, and installation (including off-loading equipment). - Services provided by Rain Bird ASP SetPoint Automation. (Electrical hook-up from disconnect to panel and building modify by others.)	\$18,000.00
Removal of old steel 16" Spool & U-bend and Installation of HDPE pipe spool and U-bend - Services provided & invoiced directly by Rain Bird ASP SetPoint Automation	\$2,000.00
Station Set Assistance and Start-up by a Rain Bird Authorized Service Provider (ASP)	\$2,500.00
Tax @ 6.50%	TAX EXEMPT
GRAND TOTAL	\$317,948.32

The GRAND TOTAL includes the base pump station price, the total price of all selected options, one day of setting supervision charges by an Authorized Service Provider, one day of start-up and training assistance by the ASP, and freight to the job site.

Rain Bird Financing	 ESTIMATED MONTHLY PAYMENTS
36 Months	\$9,722.86
48 Months	\$7,487.68
60 Months	\$6,149.12
72 Months	\$5,287.48

WARRANTY - 3 Years / 6 Years

11-12 Weeks -- lead time from receipt of purchase order, signed quote, and signed approval drawing.

All reasonable efforts will be made to meet the requested shipment date after the receipt of a signed contract however, Rain Bird Corporation will not be liable for delays in shipment or delivery.

Pump Station Professional Customer Satisfaction Policy

Rain Bird guarantees that its pump station will be free of manufacturer defects for three years from the date of start-up but not beyond forty months from the date of purchase by the original customer with a copy of the seller's invoice required for coverage under this policy. The variable frequency drive (VFD) and **all components within the control panel** will be free of manufacturer defects for six years from the date of startup, but not beyond seventy six (76) months from the date of purchase. Labor costs associated with repair or replacement of parts will be covered for no more than one year from date of start-up. Refer to the Rain Bird Pump Station Professional Customer Satisfaction Policy Terms and Conditions for details.

NOTES AND CONDITIONS

Electrical Power Notice

Confirm electrical service (Voltage, Phase, and FLA) on your site matches what is specified in this quote. Electrical changes after an order is placed are expensive and can delay a project. An engineering service charge of \$750 will be assessed to provide technical support. In addition, the customer will be responsible for all parts, labor, and travel to change electrical power required on a station.

Delivery

All reasonable efforts will be made to meet the requested delivery date after the receipt of a signed contract however, Rain Bird Corporation will not be liable for delays in delivery.

Freight and Crating is included in this quote

Customer will be responsible for having job site readily accessible for station delivery via flat bed truck.

Customer will provide the equipment and personnel required to unload and/or set the pump station.

Station set-up assistance charges are included in this quote

Customer will be responsible for electrical permit if required.

Customer will be responsible for primary electrical hookup to pump station.

Customer will be responsible for making all piping connections.

Customer will be responsible for building modifications (roof removal & installation) if required.

Customer will be responsible for wet well, slab and concrete work.

To maintain the Pump Station Professional Customer Satisfaction Policy, set-up must be performed by a Rain Bird Authorized Service Provider (ASP)

Start-Up

Start-up charges include one day on site. Start-up assistance includes one man-day (8 hours) from the nearest Rain Bird ASP to start the pump station and verify proper functionality.

Any additional support (including excessive travel) shall be remunerated by customer.

Purchaser will notify Rain Bird 21 days in advance of the desired start-up date.

Purchaser will be billed an additional \$950.00 if the startup date is changed with less than two days advance notice.

Payment Terms

Due net 10th prox., past due thereafter.

Interest of 10% per annum is charged on overdue accounts and interest charges will be enforced.

In the event the customer cannot take delivery on the requested date, delivery shall be deemed completed at the pump station manufacturing facility for the purpose of payment and eighty (80) percent of the contract price will be due immediately, not to exceed ten (10) days. In addition, the customer will be responsible for additional storage and handling charges incurred with a minimum charge of \$750 to be added to the invoice.

All purchase orders are subject to acceptance at the factory in Tucson, Arizona. Receipt of production deposit, verification of acceptable credit and confirmation of order are required before production. On orders of \$100,000 or less, a 25% production deposit is required to initiate the order with a balance due net 10 days from date of final invoice. On order greater than \$100,000, a 50% production deposit is required and balance is due net 10 days from date of final invoice.

Other Information

Pricing is valid for thirty (30) days from the proposal date.

State and local sales taxes are not included in these prices.

Seller retains a security interest in the above mentioned equipment as provided by the UNIFORM COMMERCIAL CODE, until payment is received in full.

All claims for shortages or incorrect deliveries must be submitted in writing to Rain Bird Customer Service within 15 days after receipt of goods.

Pump Stations are considered a Special Order product. A completed Pump Station unit may not be returned to Rain Bird for credit. Order cancellations are subject to fees of up to 100% of the total pump station order price depending on the time of cancellation.

Rain Bird's warranty does not cover damage caused by or resulting from misapplication, abuse or failure to conduct routine maintenance or winterization. Damage caused by freezing temperatures below 32°F will not be covered under warranty regardless of whether or not an environmental package or heater is installed.

This pump station is custom designed to operate within the stated minimum and maximum flow rates. Operating this pump station outside of the stated design parameters violates any warranty stated or implied. Rain Bird only guarantees performance within design specification as listed on this quote only.

This pump station is designed with standard construction materials, and is intended for fresh water pumping only. Using this pump station to pump aggressive/corrosive liquids, salty water, reverse osmosis water, deionized water, etc. voids any stated or implied warranty as well as Rain Bird's Pump Station Professional Customer Satisfaction Policy.

During the duration of the Pump Station Professional Customer Satisfaction Policy, customer may be billed for on-site service or spare parts required to repair system or component failures resulting from lightning strikes, electrical surge, operator error, inadequate maintenance or other site anomalies.

This Rain Bird Pump Station Quotation document is complete, and the pumping station will be manufactured as described in this quote only. No additional equipment or services will be provided that are not specifically listed in this quote. Manufacturing methods, materials, and processes are per Rain Bird's Pump Station Specification document, and is the only governing design specification, unless where otherwise listed in this quote. Please reference Rain Bird's Pump Station Specification for all design, manufacturing, and engineering clarifications to this quote

Rain Bird's Pump Station Professional Customer Satisfaction Policy is available upon request.



Acceptance

I/We hereby agree that in the event of default in the payment of any amount due, and if this account is placed in the hands of an attorney or agency for collection or legal action, to pay an additional charge equal to the costs of collection including agency, private process servers fees and reasonable attorney's fees, court costs incurred and any other costs of collection permitted by the laws governing these transactions. A charge up to 1.5% per month (or maximum allowable under law) which is ANNUAL PERCENTAGE RATE OF 18% will be added to any balance due after thirty (30) days from the date of invoice. All payments and/or credits are applied to the outstanding balance before computing a finance charge.

Quote Summary

Job Name:	Pelican Landing
Quote Number:	GVT050321 401B
Total Price:	\$317,948.32
Lead Time:	11-12 Weeks

Accepted by:

Company Name: _____

Signed By: _____

Contact Name _____

Contact Address 1 _____

Contact Address 2 _____

City _____

State _____

Zip _____

Date _____

End User Name _____

(If different than accepting company above)

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT**

24C



*ProPump and Controls
2101 Cantu CT
Sarasota FL 34232
941-755-4589*

**Paul Kemp
The Colony at Pelican Landing**

Project:

ProPump and Controls to provide labor and material to install a new MCI Flowtronex manufactured pump station for Res/Com irrigation.

Scope of Work:

1. Existing station removal

- Disassembly and deconstruction of the existing pump station to permit extraction through the building door and roof hatch access points.
- Removal of the existing discharge pipe to the existing above ground flange inside of the building.
- Wet well dive inspection and clean out prior to new installation, performed by licensed and certified diver. Disposal of collected material off site
- Clean and prep concrete slab, remove existing skid anchors
- Off-site disposal of the old station material

2. Install provided pump station

- Station skid components and control cabinet to be engineered to fit through the existing building door and roof access hatch with sufficient clearances.
- Station mechanical assembly as designed by manufacturer.
- Level and align skid, piping, and pumps. Secure station components w/ provided concrete wedge anchors and plates
- Install new electrical motor lead conduit and cable
- Main Electrical connection to control cabinet and secondary electrical connections/ re-routing as required.
- Verify proper grounding and bonding in the existing 400A electrical service.

3. Start-up

- Verify all electrical terminations, joint fittings and structural components are secure and in accordance with factory specifications.
- Perform pre-power checks as specified by manufacturer. Verify incoming voltage variance and imbalances are within factory recommended tolerances.
- Power up checks as specified by manufacturer. Verify proper motor rotation prior to operation.
- Station performance testing and evaluation
- Complete manufacturer's Start Up report
- Operator training and remote monitoring setup assistance

Requirements: 6000 GPM at 75 PSI at station discharge
Supply Power: 460/3/60
Pumpset: 12'-6" (Confirmed)
Wetwell Depth: 13'-6" (Confirmed)
Wetwell Size: 10' X 4' (Unconfirmed)

- 1 Ea. MCI UL Listed QCZJ Packaged Pump Station**
Part Number PPS-N-VT5-6000-75-DV-P-46-3-6

UL Listed Pump Station complete with skid, sch40 steel manifolds, isolation valves, vertical turbine pumps/motors, check valves and discharge flow meter. Standard MPC controls with dedicated VFD drives. Built under ISO9001:2015 certification.

MPC Standard Controls

- **UL 508a Listed Control Panel**
- **Short Circuit Current Rating 100 ka**
- **NEMA 3R Enclosure**
 - **3 Point Latch**
 - **Carbon Steel w/ Powder Coat Finish**
- **UL Listed Dual Air Conditioners**
- **600-amp Main Fused Disconnect**
- **Type 1 Surge Protection w/status indicators**
- **Incoming Line Phase Monitor w/primary fusing**
- **5 Ea. Main Pump 75 HP**
 - **5 Ea. Danfoss Aqua Drives w/high speed JKS fuse protection**
 - **3 ½% DC Input Link Reactor**
 - **Door Mounted Keypad**
 - **75 HP 6 Year Warranty on Danfoss VFD which includes coverage against damages from momentary line or load anomalies such as lightning strikes.**
- **AB CompactLogix PLC Platform**
- **AB 10" Panelview +7 Color HMI**
- **Inhand Network Switch with Modem**
- **AB DC Power Supply**
- **AB "Full Size" 30 mm N4 Door Devices**
 - **Green Illuminated Switch per pump**
 - **System Switches: System Control, Low Discharge, PLC Bypass, Speed Pot and Red Illuminated Fault Push Button**
- **GFCI Outlet**
- **Control Power Transformer w/primary/secondary fusing**
- **Flow Signal Input: 4-20mA**
- **Lake Level Controls**
 - **HOA Selector Switch**
 - **PNR & Probes**
- **Fertigation Relay**
- **Safeties:**
 - **Low level shutdown**

- Low discharge pressure shutdown
- High discharge pressure shutdown w/auto restart
- VSD fault with auto restart
- Solid State Overload shutdown per motor
- Phase Failure, Imbalance and low voltage protection
- **Operation Features**
 - Lamp Test Function
 - Automatic alternation of pumps based on least run time
 - Intelligent Slow Ramp feature for automatic line fill
 - VFD Bypass
- **10" Color Touch screen interface**
 - 3 Year Flow Total Logging Day/Week/Month/Year
 - Pump Run Times
 - Event Log
 - Flow and Station Trending
 - Assignable I/O
- **MPC Remote Cell Monitoring w/1 Year Activation**
- **Remote pump station disable feature from any smart device or PC**
- **Factory support remote access to PLC/HMI and VFD for programming and troubleshooting**
- **nSite, MCI's Cloud Based Solution NO SUBSCRIPTION FEE**
 - Scheduled monthly email with flow report in Excel format
 - Access to one full year of pressure, flow, alarms and event data
- **nAlert**
 - Manage maintenance due dates for all aspects of maintenance on your pumping station.
 - Warning light, display message and email alert when due.
 - Monitor and report irregular operation of irrigation system, pump system and filter system.

Instrumentation

- **SS Wika Panel Mounted Pressure Transducer 0-250 PSIG**
- **12" Siemens 5100W Magnetic Flowmeter with local access display, flanged connections, ebonite liner and an accuracy of .4% of indicated value**
- **4" Pipe Mounted Pressure Gauge/s w/316SS isolation ball valve/s**

Pumps

- **5 Ea. 75 HP Goulds 12CHC-3 Stage Vertical Turbine Pumps, (84.4% Efficiency), 13'-6" Pump Length (Confirmed), each rated for 1200 GPM @ 192'TDH including station losses. To include;**
 - Cast Iron Bowls w/316 Investment cast SS Impellers
 - 416SS Stainless Steel Shafting
 - 416SS impeller collets
 - Water lubricated line shaft bearings with maximum 5 ft. spacing
 - Mechanical Seals
 - MCI Fusion Bonded Epoxy coated internal/external Fabricated Steel Discharge Heads
 - Threaded Carbon Steel Column pipe, Standard wall thickness, 5' ft. sections.
 - Stainless Steel Pump Strainer

- 75 HP, 1800 RPM, 460/3/60, premium efficient, Vertical Hollow Shaft Motors with motor space heaters and non-reverse ratchets.

Isolation Valves

- 16" Station Discharge isolation butterfly valve w/gear operator, 316SS disc and EPDM elastomers, fusion bonded body, rated for 250PSI.
- 8" Grooved Pump Isolation Valves with gear actuator.
- 8" Pump silent wafer check valves coated with fusion bonded epoxy and SS disc.
- 316SS threaded ball valves, 1.5" and below

Relief Valves Standard Fusion Bonded Epoxy Inside/Out w/ Bronze Trim

- ClaVal 50-01 6" Station pressure relief valve with bronze trim, piped to wetwell with Discharge isolation butterfly valve w/lever operator, SS disc and EPDM elastomers, fusion bonded body.

Skid

- 8" Aluminum Structural skid system
- Integral Wet Well Access Hatch(s)
- Steel Grit blasting to SSPC-10 of station structural steel.
- PPG Enviroacryl Zinc epoxy powder coat Primer
- Poly Powder coated non-skid paint system

Piping

- Steel Grit blasting to SSPC-6 of station piping.
- NSF61 fusion bonded epoxy powder coating of all piping 2" and above internal and externally.
- Piping 2" and below to be 304SS
- Hose Bibb connection

FOB: Dallas, Texas

Lead Time: 10-12 weeks following approved drawings

Additional Warranty items

- Warranty Includes crane if needed
- 6-year warranty on Variable frequency drive (Includes lightning damage coverage and labor to replace)
- 6 Year Warranty on ALL COMPONENTS IN ELECTRICAL PANEL, Inclusive of power related damage such as lightning. Includes parts only.
- 2-year warranty on Station

ProPump and Controls is an authorized service provider for MCI Flowtronex and Watertronics PSN. All service technicians are factory trained and Osha-10 certified.

Pricing includes pump station installation and start-up, operator training and remote monitoring setup assistance, and one year preventative maintenance service performed quarterly.

Customer is responsible for the removal and reinstallation of the pump house roof, if applicable, to provide access for station installation.

Customer to provide access to the pump station for trucks and equipment. ProPump and Controls is not responsible for damages to cart paths, underground utilities, irrigation heads/equipment or turf.

Pricing:

<i>MCI Pumping station:</i>	\$312,651.11
<i>Installation:</i>	\$17,886.33
<i><u>Subtotal:</u></i>	<u>\$330,537.44</u>
<i>Tax:</i>	\$19,882.25
<i><u>Total:</u></i>	<u>\$350,419.69</u>

Applicable tax and freight included

Please note that all payments in excess of \$5000 by credit card are subject to a 2.65% service charge without prior agreement.

Note: The quoted price assumes that any and all components, not included in the quote, are in proper working order. If any of these items are found to be weak or defective, the repair or replacement will be quoted in addition to the above cost.

PNC EQUIPMENT FINANCE - IRRIGATION PROGRAM						
Lease Rates (With Approved Credit) - JUNE 2021						
	AMOUNT FINANCED		24 MONTHS	36 MONTHS	48 MONTHS	60 MONTHS
\$10,000 - \$50,000	\$0.00	5.35%	\$0.00	\$0.00	\$0.00	\$0.00
\$50,001 - \$100,000	\$0.00	5.29%	\$0.00	\$0.00	\$0.00	\$0.00
\$100,001 +	\$330,537.44	4.85%	\$14,477.54	\$9,883.07	\$7,589.14	\$6,214.10
Rates are set in relation to market conditions and are subject to credit approval. Seasonal rate programs are available. Rates subject to change.						

PAYMENT TERMS: All Purchase Orders are subject to acceptance by ProPump & Controls, Inc. Receipt of production deposit, verification of acceptable credit, and confirmation of order are required before production. All orders subject to 50% production deposit. Balance due 30 days from date of invoice.

If shipment or installation is delayed, by no fault of ProPump & Controls, Inc., customer agrees to amend the contract or purchase order. Customer will take ownership of the product and request that ProPump & Controls, Inc. store it until shipment can be arranged. ProPump will invoice the customer based on the original terms of the order and customer will also accept liability for payment. Orders placed under Preferred Customer Agreements include all discounts and fee payments.

How to order: Please help us expedite your order by providing the following:

Is this sale taxable? (circle one) Yes No (If the order is non-taxable, a tax exempt certificate for the "ship to" state must be submitted with this order.)

Provide signature: Accepted for

Buyer _____

Date: _____

Requested delivery

date: _____

Ship to address:

Street Address _____

City _____ County _____ State _____

Zip _____

Contact Name: _____

Phone & Fax: _____

Please return one signed copy of this quotation on acceptance. Merchandise delivered or shipped is due and payable to: ProPump & Controls, Inc. 610 Old Mt. Eden Road, Shelbyville, Ky. 40065. Fax number: 502-633-0733 Phone 800-844-0677.

DELIVERY: Delivery dates are estimates and confirmed shipment cannot be determined until all manufacturing details are known. ProPump & Controls Inc. will make reasonable efforts to establish a delivery schedule after receipt of an executed contract and all approvals. Seller shall not be liable for special or consequential damages caused by delay in delivery. Customer agrees to execute bill and hold contract in the event of order delay.

ACCEPTANCE: If for any reason buyer is unable to accept delivery at the agree to date, then delivery shall be deemed completed in seller's warehouse for purposes of payment and seller shall store and subsequently deliver as provided above. Buyer will be responsible for additional handling fee of \$250.00 and storage charges of \$750.00 per month which will be added to invoice.

LATE FEES: Late fee of 1 1/2 % of the unpaid balance will be charged per month on all accounts which are past due, plus any collections or attorney's fees incurred in settlement of past due accounts.

LIEN: Seller retains a security interest in all products sold to buyer until the purchase price and other charges, if any, are paid in full as provided in Article 9 of the Uniform Commercial Code. Seller will file a Mechanics Lien or execute other documents as required to perfect the security interest in the products sold.

TAXES: State, city and local taxes are excluded from the contract price unless otherwise noted. Sales tax will be invoiced on the contract price unless written exemption is provided.

FACTORY AUTHORIZED WARRANTY: ProPump & Controls, Inc. warrants products manufactured by ProPump and associated component parts and/or labor, for defects in materials and workmanship for a period of one year following date of installation by ProPump, but not later than fifteen months from date of invoice if installed by others.

For products sold by ProPump & Controls, Inc but manufactured wholly by others, ProPump will extend the manufacturer's warranty to the customer, and will assist in handling warranty claims.

The foregoing constitutes ProPump & Control's sole warranty and has not nor does it make any additional warranty, whether express or implied, with respect to

the pumping system or component. ProPump & Controls, Inc. makes no warranty, whether express or implied, with respect to fitness for a particular purpose or merchantability of the pumping system or component. ProPump & Controls, Inc. shall not be liable to purchaser or any other person for any liability, loss, or damage caused or alleged to be caused, directly or indirectly, by the pumping system. In no event shall ProPump & Controls, Inc. be responsible for incidental, consequential, or act of God damages, nor shall manufacturer's liability for damages to purchaser or any other person ever exceed the original factory purchase price