

BAYSIDE IMPROVEMENT AND BAY CREEK

**COMMUNITY DEVELOPMENT
DISTRICTS**

September 22, 2025

BOARD OF SUPERVISORS

**JOINT REGULAR
MEETING AGENDA**

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

**AGENDA
LETTER**

Bayside Improvement and Bay Creek

Community Development Districts

OFFICE OF THE DISTRICT MANAGER

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

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

September 15, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Boards of Supervisors

Bayside Improvement and Bay Creek Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District will hold a Joint Regular Meeting on September 22, 2025 at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134. Members of the public may participate in the meeting, via Zoom, at <https://us02web.zoom.us/j/84137772934>, Meeting ID: **841 3777 2934** or via conference call at **1-929-205-6099**, Meeting ID: **841 3777 2934**. The agenda is as follows:

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

JOINT BUSINESS ITEM(S)

4. Staff Report: District Engineer - *Barraco and Associates, Inc.*
 - Discussion/Consideration of NPDES Report
5. Discussion: Potential Adjustment in Shared Cost Split for Utility Billing
6. Acceptance of Unaudited Financial Statements as of August 31, 2025
 - Review of Year End Forecast Report
7. Old Business
8. Staff Reports
 - A. District Counsel: *Coleman Yovanovich Koester, P.A. [Gregory Urbancic, Esq.]*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 27, 2025 at 2:00 PM

○ QUORUM CHECK: *BAYSIDE IMPROVEMENT CDD*

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

○ QUORUM CHECK: *BAY CREEK CDD*

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

9. Supervisors' Requests
10. Public Comments: *Non-Agenda Items*
11. Adjournment [Bayside Improvement CDD]

BAY CREEK BUSINESS ITEM

12. Discussion: Irrigation Rate Study
13. Adjournment: [Bay Creek CDD]

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

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

4

**Bayside Improvement and Bay Creek
Community Development Districts**
9220 Bonita Beach Road, Suite 214 • Bonita Springs, Florida 34135
Phone (239) 464-7114

Cover Letter and Description of Bayside Improvement and Bay Creek CDDs

Pelican Landing is a ~2,160 acre development located in the Village of Estero and City of Bonita Springs, Lee County, Florida (see Attachment 1). The development is encompassed by two Community Development Districts; Bayside Improvement and Bay Creek, at 1,840 acres and 320 acres, respectively. The development is bordered by Coconut Road to the north, U.S. 41 to the east, Spring Creek to the south, and Estero Bay to the west. Development began in Pelican Landing in the mid-1980s. The majority of Pelican Landing is developed which includes single family, multi family, supporting infrastructure, golf courses, and commercial. Through the development of Pelican Landing, a surface water management system has been permitted and constructed, which includes approximately 137,280 LF of drainage pipe, 1,498 associated drainage structures, perimeter berms, 76 control structures, and 91 lakes (approximately 217 ac.). There is also approximately 330 acres of preserve area within the District. Stormwater over the entirety of the District is captured, treated, and attenuated by the stormwater management system prior to discharging into the Lee County MS4 or waters of the State.

The Districts own several tracts of land; primarily lake, preserve, and open space tracts. The District has easement rights over infrastructure and features which they maintain; primarily the storm water management system and irrigation distribution system. The Districts owns a very limited portion of roadway, ~880 LF, the remaining roadway is owned by the master, homeowners, or condo associations within their respective areas.

The District owns a vacuum truck and performs street sweeping within the community on a regular basis. The vacuum truck is maintained on District owned land outside of the development and is emptied into dumpsters which are emptied regularly by Lee County Solid Waste.

The Districts have very active Boards which have a high level of interest in the appearance and health of their storm water management system. The District has lake subcontractors perform monthly inspections with reports provided at each Board of Supervisors meeting. The District has open lines of communication with the neighboring Associations and golf courses in which they share information regarding the lakes, coordinate maintenance responsibilities, and verify best management practices are being followed. The District has also allowed FGCU professors and students to perform studies on the lakes which included sampling and lab work to determine the health of the various water bodies.

Some of the notable improvements within the District include but are not limited to:

- Fountains and aerators to assist in circulation and destratification of lakes
- Nanobubble generators added to six lakes to increase DO levels and nutrient adsorption
- Monthly lake observations by subcontractors
- Lake maintenance contractor is performing trial runs to reduce nutrients and muck layer through the implementation of bacteria treatments.

**Bayside Improvement and Bay Creek
Community Development Districts**

9220 Bonita Beach Road, Suite 214 • Bonita Springs, Florida 34135

Phone (239) 464-7114

- Routine maintenance of lakes in regards to harmful growth
- Routine maintenance of drainage pipes (desilting and observations)
- Routine observation and maintenance of littoral areas
- Doggy waste collection stations located throughout District
- Routine street sweeping
- Bonita Springs Utilities owns, monitors, and maintains sanitary sewer system which serves entire District
- Utilization of storm drain medallions to remind and educate citizens of the storm drains' effluent locations and prevent potential pollution



Annual Report Form For Individual NPDES Permits For Municipal Separate Storm Sewer Systems (RULE 62-624.600(2), F.A.C.)

- This Annual Report Form must be completed and submitted to the Department to satisfy the annual reporting requirements established in Rule 62-624.600, F.A.C.
- Submit this fully completed and signed form and any REQUIRED attachments by email to the NPDES Stormwater Program Administrator or to the MS4 coordinator (<http://www.dep.state.fl.us/water/stormwater/npdes/contacts.htm>). Files larger than 10MB may be placed on the FTP site at: ftp://ftp.dep.state.fl.us/pub/NPDES_Stormwater/. After uploading files, email the MS4 coordinator or NPDES Program Administrator to notify them the report is ready for downloading; or by mail to the address in the box at right.
- Refer to the Form Instructions for guidance on completing each section.
- **Please print or type information in the appropriate areas below.**

Submit the form and attachments to:
Florida Department of Environmental
Protection
Mail Station 3585
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

SECTION I. BACKGROUND INFORMATION

A.	Permittee Name: Bayside Improvement and Bay Creek Community Development District		
B.	Permit Name: Lee County Municipal Separate Storm Sewer System		
C.	Permit Number: FLS000035-004 (Cycle 4)		
D.	Annual Report Year: <input type="checkbox"/> Year 1 <input type="checkbox"/> Year 2 <input type="checkbox"/> Year 3 <input type="checkbox"/> Year 4 <input type="checkbox"/> Year 5 <input checked="" type="checkbox"/> Other, specify Year: 8		
E.	Reporting Time Period (month/year): May / 2024 through April / 2025		
F.	Name of the Responsible Authority: Walter McCarthy		
	Title: Chairman		
	Mailing Address: 9220 Bonita Beach Road, Suite 214		
	City: Bonita Springs	Zip Code: 34135	County: Lee
	Telephone Number: 239-464-7114		Fax Number: N/A
G.	E-mail Address:		
	Name of the Designated Stormwater Management Program Contact (if different from Section I.F above): Chesley E. Adams, Jr.		
	Title: District Manager		
	Department:		
	Mailing Address: 9220 Bonita Beach Road, Suite 214		
	City: Bonita Springs	Zip Code: 34135	County: Lee
Telephone Number: 239-464-7114		Fax Number: N/A	
E-mail Address: Adamsc@whhassociates.com			

SECTION II. MS4 MAJOR OUTFALL INVENTORY (Not Applicable In Year 1)

A.	Number of outfalls ADDED to the outfall inventory in the current reporting year (insert "0" if none): 0 (Does this number include non-major outfalls? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable)
B.	Number of outfalls REMOVED from the outfall inventory in the current reporting year (insert "0" if none): 0 (Does this number include non-major outfalls? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable)
C.	Is the change in the total number of outfalls due to lands annexed or vacated? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

SECTION III. PART V.B. ASSESSMENT PROGRAM

A.	<p>Provide a brief statement as to the status of water quality monitoring plan implementation. Status may include sampling frequency changes, monitoring location changes, or sampling waiver conditions. <i>DEP Note: If permittee participates in a collaborative monitoring plan, permittee may refer to a joint response as defined by the interlocal agreement.</i></p> <p>Water quality monitoring for the Bayside Improvement and Bay Creek Community Development District uses data from the Lee County Water Monitoring Program. The Lee County's 48-10GR water quality monitoring station on Spring Creek (See attachment 1) is used to monitor the water quality from Bayside Improvement and Bay Creek CDD to U.S. Waters. Monitoring typically occurs monthly for the following constituents: Oxygen Dissolved, Percent Saturation; Aluminum; Arsenic; Barium; Beryllium; Biochemical Oxygen Demand 5 day; Calcium; Cadmium; Chloride; Chromium; Copper; Enterococci; Fecal Coliform; Iron; Magnesium; E. coli; Manganese; Molybdenum; Ammonia; Nickel; Nitrate; Nitrite; Nitrous Oxide; Phosphorus; Nitrogen; Lead; Antimony; Selenium; Silica; Hardness; Thallium; Total Organic Carbon; Turbidity; Total Suspended Solids; Vanadium; Zinc.</p>
B.	<p>Provide a brief discussion of the monitoring and loading results to date which includes a summary of the water quality monitoring data and / or stormwater pollutant loading changes from the reporting year. <i>DEP Note: Results must be specific to the permittee's SWMP.</i></p> <p>Please find monitoring discussion and data summary attached.</p>
C.	<p>Attach a monitoring data summary as required by the permit. An analysis of the data discussing changes in water quality and/or stormwater pollutant loading from previous reporting years. <i>DEP Note: Analysis must be specific to the permittee's SWMP.</i></p> <p>Please find monitoring discussion and data summary attached.</p>

SECTION IV. FISCAL ANALYSIS

A.	Total expenditures for the NPDES stormwater management program for the current reporting year: \$526,500
B.	Total budget for the NPDES stormwater management program for the subsequent reporting year: \$549,500
C.	<p>Did subsequent program resources decrease from the current reporting period? NO If program resources decreased, provide a discussion of the impacts on the implementation of the SWMP.</p>

SECTION V. MATERIALS TO BE SUBMITTED WITH THIS ANNUAL REPORT FORM

Only the following materials are to be submitted to the Department along with this fully completed and signed Annual Report Form (check the appropriate box to indicate whether the item is attached or is not applicable):

<u>Attached</u>	<u>N/A</u>	Required Attachments	Permit Citation	Attachment Number/Title
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any additional information required to be submitted in this current annual reporting year in accordance with Part III.A of your permit that is not otherwise included in Section VII below.	Part III.A	2 - Water Quality Monitoring Graphs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If program resources have decreased from the previous year, a discussion of the impacts on the implementation of the SWMP.	Part II.F	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	An explanation of why the minimum inspection frequency in Table II.A.1.a. was not met, if applicable.	Part II.A.1	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A list of the flood control projects that did not include stormwater treatment and an explanation for each of why it did not (if applicable).	Part III.A.4	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A monitoring data summary as directed in Section III.C above and in accordance with Rule 62-624.600(2)(c), F.A.C.	Part VI.B.2.	2 - Assessment Results
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 1 ONLY: An inventory of all known major outfalls and a map depicting the location of the major outfalls (hard copy or CD-ROM) in accordance with Rule 62-624.600(2)(a), F.A.C.	Part III.A.1	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 2: A summary review of codes and regulations to reduce the stormwater impact from development.	Part III.A.2	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Year 3 ONLY: The estimates of pollutant loadings and event mean concentrations for each major outfall or each major watershed in accordance with Rule 62-624.600(2)(b), F.A.C.	Part V.A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 3: Summary of TMDL Monitoring Results (if applicable).	Part VIII.B.2	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 3: Bacteria Pollution Control Plan (if applicable).	Part VIII.B.3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: A follow-up report on plan implementation of changes to codes and regulations to reduce the stormwater impact from development.	Part III.A.2	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: A report on any amendments to the applicable legal authority (if applicable).	Part III.A.7.a	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: Permit re-application information in accordance with Rule 62-624.420(2), F.A.C. <ul style="list-style-type: none">• The monitoring plan (with revisions, if applicable).• If the total annual pollutant loadings have not decreased over the past two permit cycles, revisions to the SWMP, as appropriate.	Part V.B.3 Part V.A.3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: TMDL Supplemental SWMP (if applicable).	Part VIII.B.3	

DO NOT SUBMIT ANY OTHER MATERIALS

(such as records and logs of activities, monitoring raw data, public outreach materials, etc.)

SECTION VI. CERTIFICATION STATEMENT AND SIGNATURE

The Responsible Authority listed in Section I.F above must sign the following certification statement, as per Rule 62-620.305, F.A.C.:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name of Responsible Authority (type or print): Walter McCarthy

Title: Chairman

Signature: _____ Date: ____/____/____

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE									
A.	B.					C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity					Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.1	Structural Controls and Stormwater Collection Systems Operation								
	Report the current known inventory.								
	Report the number of inspection and maintenance activities conducted for each applicable type of structure included in Table II.A.1.a, and the percentage of the total inventory of each type of structure inspected and maintained.								
	<i>Note: Delete structures that are not in your MS4's inventory. The permittee may choose its own unit of measurement for each structural control to be consistent with the unit of measurement in the documentation. Unit options include: miles, linear feet, acres, etc.</i>								
	Type of Structure	Number of Structures	Number of Inspections	Percent Inspected	Number of Maintenance Activities	Percent Maintained			
	Dry retention systems	0							
	Underdrain filter systems	0							
	Exfiltration trench / French drains (lf)	0							
	Grass treatment swales (miles)	0							
	Dry detention systems	1	1	100	1	100			
	Wet detention systems	91	91	100	91	100	Treatment Reports	Superior	
	Detention with filtration systems	0							
	Alum Injection systems	0							
	Pollution control boxes	0							
	pump stations	0							
	Major outfalls	5	5	100	2	40			
	Weirs or other control structures	77	77	100	9	12			
	Pipes / culverts (miles)	26 mi	26 mi	100	0.5 mi	2	Inspection Reports Maintenance Contract	MRI Underwater Specialists	Selected cleaning
	Canals	0							
	Inlets / catch basins / grates	1,498	1,498	100	36	2	Inspection Reports Maintenance Contract	MRI Underwater Specialists	Selected cleaning
	Ditches / conveyance swales (miles)	0.16	0.16	100	0.16	100	Inspection and Maintenance Contract	EarthBalance	Annual maintenance
If the minimum inspection frequencies set forth in									

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE						
A.	B.		C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity		Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Table II.A.1.a. were not met, provide as an attachment an explanation of why they were not and a description of the actions that will be taken to ensure that they will be met.					
Part III.A.1 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.					
	Strengths: Continue to enhance littoral plant population through annual supplemental plantings. Active participation in a community sponsored Water Quality Task Force.					
	Limitations: None at this time.					
	SWMP revisions implemented to address limitations: None at this time.					
Part III.A.2	Areas of New Development and Significant Redevelopment					
	Report the number of significant development projects, including new and redevelopment, reviewed and approved by the permittee for post-development stormwater considerations. <i>Not applicable to CDDs, WCDs, and DD</i>					
Part III.A.2 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit. <i>Not applicable to CDDs, WCDs, and DD</i>					
Part III.A.3	Roadways					
	Report on the litter control program, including the frequency of litter collection, an estimate of the total number of road miles cleaned or amount of area covered by the activities, and an estimate of the quantity of litter collected. <i>Note: If the permittee does not contract activities, delete CONTRACTOR activities.</i>					
	PERMITTEE Litter Control: Frequency of litter collection		Weekly	Maintenance Specifications	District Staff	
	PERMITTEE Litter Control: Estimated amount of area maintained (lf)		158,400 LF	District Map	District Engineer/Staff	
	PERMITTEE Litter Control: Estimated amount of litter collected (cy)		7.7 cy	Dumpster Receipts	District Staff	
	CONTRACTOR Litter Control: Frequency of litter collection					
	CONTRACTOR Litter Control: Estimated amount of area maintained (lf)					
	CONTRACTOR Litter Control: Estimated amount of litter collected (cy)					
	OPTIONAL: If an Adopt-A-Road or similar program is implemented, report the total number of road miles cleaned and an estimate of the quantity of litter collected. If you do not participate in an Adopt-A-Road program, report "0".					
	Trash Pick-up Events: Total miles cleaned					No program within District
	Trash Pick-up Events: Estimated amount of litter collected (cy)					
Adopt-A-Road: Total miles cleaned						

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Adopt-A-Road: Estimated amount of litter collected (cy)				
	Report on the street sweeping program, including the frequency of the sweeping, total miles swept, an estimate of the quantity of sweepings collected, and the total nitrogen and total phosphorus loadings that were removed by the collection of sweepings. If no street sweeping program is implemented, provide the explanation of why not in column F.				
	Frequency of street sweeping	Weekly	Sweeping Log	District Staff	
	Total miles swept	30	Map	District Staff	
	Estimated quantity of sweeping material collected (cy / tons)	6.5	Dumpster Receipts	District Staff	
	Total phosphorous loadings removed (pounds)	5			FSA Calculator
	Total nitrogen loadings removed (pounds)	9			
	Report the equipment yards and maintenances shops that support road maintenance activities, and the number of inspections conducted for each facility.				
	Name of Facility	Number of Inspections			
					None in District
Part III.A.3 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Private roads actively maintained by HOAs.				
	Limitations: None at this time.				
	SWMP revisions implemented to address limitations: None at this time.				
Part III.A.4	Flood Control Projects				
	Report the total number of flood control projects that were constructed by the permittee during the reporting period and the number of those projects that did NOT include stormwater treatment. The permittee shall provide a list of the projects where stormwater treatment was not included with an explanation for each of why it was not.				
	Report on any stormwater retrofit planning activities and the associated implementation of retrofitting projects to reduce stormwater pollutant loads from existing drainage systems that do not have treatment BMPs.				
	Flood control projects completed during the reporting period	0			No such projects completed during current reporting period or planned within District.
	Flood control projects completed that did <u>not</u> include stormwater treatment	0			
	Stormwater retrofit projects planned/under construction	0			
	Stormwater retrofit projects completed	0			
If there were projects that did not include stormwater treatment, provide as an attachment a list of the projects and an explanation for each of why it did not.	<input type="checkbox"/>				
Part III.A.4 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Entire stormwater system permitted and constructed to SFWMD ERP criteria with finished floor elevation above 100 Yr, 3 Day storm event.				
	Limitations: None at this time.				
	SWMP revisions implemented to address limitations: None at this time.				

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.5	Municipal Waste Treatment, Storage, and Disposal Facilities Not Covered by an NPDES Stormwater Permit				
	Report the facilities and the number of the inspections conducted for each facility.				
	Name of Facility	Number of Inspections			
					None within District
Part III.A.5 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: There are no such facilities located within the District.				
	Limitations: There are no such facilities located within the District.				
	SWMP revisions implemented to address limitations: There are no such facilities located within the District.				
Part III.A.6	Pesticides, Herbicides, and Fertilizer Application				
	Report the number of permittee personnel applicators and contracted commercial applicators of pesticides and herbicides who are FDACS certified / licensed.				
	Report the number of permittee personnel who have been trained through the Green Industry BMP Program and the number of contracted commercial applicators of fertilizer who are FDACS certified / licensed.				
	PERSONNEL: FDACS public applicators of pesticides/herbicides	2	Copy licenses/ certificates	District Staff	
	CONTRACTORS: FDACS commercial applicators of pesticides/ herbicides	4	Copy licenses/ certifications	Superior	
	PERSONNEL: Green Industry BMP Program training completed	2	Copy licenses/ certifications	District Staff	
	PERSONNEL: FDACS certified / licensed applicators of fertilizer	2	Copy licenses/ certifications	District Staff	
	Provide a copy of the adopted ordinance with the Year 2 Annual Report. If this provision is not applicable because the permittee is not within the watershed of a nutrient-impaired water body, indicate that in Column F.				
	Year 2 ONLY: Attach copy of adopted Florida-friendly ordinance	<i>Not applicable to CDDs, WCDs, and DD</i>			
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage citizens to reduce their use of pesticides, herbicides and fertilizers including the type and number of activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable).				
		FYN Funding provided by Lee County			
	Brochures/Flyers/Fact sheets distributed	0			
	Neighborhood presentations: Number conducted	0			
	Neighborhood presentations: Number of participants	0			
	Newspapers & newsletters: Number of articles/notices published	1			PLWQTF Resident Letter
	Newsletters: Number of newsletters distributed	3600			
	Public displays (e.g., kiosks, storyboards, posters, etc.)	0			
	Radio or television Public Service Announcements (PSAs)	0			
	School presentations: Number conducted	0			
	School presentations: Number of participants	0			

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Seminars/Workshops: Number conducted	12			
	Seminars/Workshops: Number of participants	144			
	Special events: Number conducted	0			
	Special events: Number of participants	0			
	Number of visitors to stormwater-related pages	0			
	FYN: Brochure/Flyers/Fact sheets distributed	0			
	FYN: Newspapers & newsletters: Number of articles/notices published	1			PLWQTF
	FYN: Newsletters: Number of newsletters distributed	3600			Resident Letter
	FYN: Public displays (e.g., kiosks, storyboards, posters, etc.)	0			
	FYN: Radio or television Public Service Announcements (PSAs)	0			
	FYN: School presentations: Number conducted	0			
	FYN: School presentations: Number of participants	0			
	FYN: Seminars/Workshops: Number conducted	12			PLWQTF
	FYN: Seminars/Workshops: Number of participants	144			Workshops
	FYN: Special events: Number conducted	0			
	FYN: Special events: Number of participants	0			
Part III.A.6 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Contractors operating within District boundaries need Lee County license, including fertilizer.				
	Limitations: None at this time.				
	SWMP revisions implemented to address limitations: None at this time.				
Part III.A.7.a	Illicit Discharges and Improper Disposal — Inspections, Ordinances, and Enforcement Measures				
	Report amendments in Year 4.				
	Year 4 ONLY: Attach a report on amendments to applicable legal authority	<input type="checkbox"/>			
Part III.A.7.c	Illicit Discharges and Improper Disposal — Investigation of Suspected Illicit Discharges and/or Improper Disposal				
	Report on the proactive inspection program, including the number of inspections conducted by the permittee, the number of illicit activities found, and the number and type of enforcement actions taken.				
	Proactive inspections for suspected illicit discharges	91	Lake Reports	Superior	Performed during lake treatment inspections
	Inspections performed by Lee County SQG Program	0			None requested
	Illicit discharges found during a proactive inspection	0			No suspected illicit discharges
	NOV/WL/citation/fines issued for illicit discharges found during proactive inspection	0			No fines, notices, or citations

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Report on the reactive investigation program as it relates to responding to reports of suspected illicit discharges, including the number of reports received, the number of investigations conducted, the number of illicit activities found, and the number and type of enforcement actions taken.				
	Reports of suspected illicit discharges received	0			No reports
	Reactive investigations of reports of suspected illicit discharges etc.	0			No reactive investigations
	Illicit discharges etc. found during reactive investigation	0			No illicit discharges
	NOV/WL/citation/fines issued for illicit discharges etc. found during reactive investigation	0			No notices, fines, or citations
	Report the type of training activities, and the number of permittee personnel and contractors trained (both in-house and outside training) within the reporting year.				
	Personnel trained	4	Copies of certifications	Lee County-DNR	District Engineer has inspectors on staff if needed.
	Contractors trained	4	Copies of certifications	Lee County-DNR	Lake contractor certified at Lee County training
Part III.A.7.d	Illicit Discharges and Improper Disposal — Spill Prevention and Response				
	Report on the spill prevention and response activities, including the number of spills addressed.				
	Hazardous and non-hazardous material spills responded to	0			None reported
	Report the type of training activities, and the number of permittee personnel and contractors trained (both in-house and outside training) within the reporting year.				
	Personnel trained	0	The District relies on the training activities of Lee County as identified within the ILA. Spill response is performed by Estero Fire District and Bonita Springs Fire District based on location within District.		
	Contractors trained	0			
Part III.A.7.e	Illicit Discharges and Improper Disposal — Public Reporting				
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage the public reporting of suspected illicit discharges and improper disposal of materials, including the type and number of activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable).				
	Brochures/Flyers/Fact sheets distributed	0			The District relies on the public education activities of Lee County as identified within
	Neighborhood presentations: Number conducted	0			
	Neighborhood presentations: Number of participants	0			
	Newspapers & newsletters: Number of articles/notices published	0			
	Newsletters: Number of newsletters distributed	0			
	Public displays (e.g., kiosks, storyboards, posters, etc.)	0			
	Radio or television Public Service Announcements (PSAs)	0			

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	School presentations: Number conducted	0			the ILA. This District is only to report on the activities it conducted.
	School presentations: Number of participants	0			
	Seminars/Workshops: Number conducted	0			
	Seminars/Workshops: Number of participants	0			
	Special events: Number conducted	0			
	Special events: Number of participants	0			
	Number of visitors to stormwater-related pages	0			
Part III.A.7.f	Illicit Discharges and Improper Disposal — Oils, Toxics, and Household Hazardous Waste Control				
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage the proper use and disposal of oils, toxics, and household hazardous waste, including the type and number of activities conducted, the type and number of materials distributed, the amount of waste collected / recycled / properly disposed, and the number of Web site visits (if applicable).				
	Brochures/Flyers/Fact sheets distributed	0			The District relies on the public education activities of Lee County as identified within the ILA. This District is only to report on the activities it conducted.
	Neighborhood presentations: Number conducted	0			
	Neighborhood presentations: Number of participants	0			
	Newspapers & newsletters: Number of articles/notices published	0			
	Newsletters: Number of newsletters distributed	0			
	Public displays (e.g., kiosks, storyboards, posters, etc.)	0			
	Radio or television Public Service Announcements (PSAs)	0			
	School presentations: Number conducted	0			
	School presentations: Number of participants	0			
	Seminars/Workshops: Number conducted	0			
	Seminars/Workshops: Number of participants	0			
	Special events: Number conducted	0			
	Special events: Number of participants	0			
	Storm sewer inlets newly marked/replaced	0			
	Number of visitors to stormwater-related pages	0			
Part III.A.7.g	Illicit Discharges and Improper Disposal — Limitation of Sanitary Sewer Seepage				
	Report on the type and number of activities undertaken to reduce or eliminate SSOs and inflow/ infiltration, the number of SSOs or inflow / infiltration incidents found and the number resolved, and the name of the owner of the sanitary sewer system within the permittee's jurisdiction. Report only the SSOs and inflow / infiltration incidents into the MS4.				
	Owner of the sanitary sewer system	Bonita Springs Utilities (BSU)			
	Activity to reduce/eliminate SSOs and I&I: (description)	0			BSU owns, monitors, and maintains wastewater infrastructure and flows.
	Activity to reduce/eliminate SSOs and I&I: (description)	0			
	SSO incidents discovered	1			
	SSO incidents resolved	1			
	Inflow / infiltration incidents discovered	0			
	Inflow / infiltration incidents resolved	0			

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE						
A.	B.		C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity		Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.7 Summary	For activities required by Part III.A.7: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.					
	Strengths: The District has a well-established, proactive inspection program; in addition to the gated entrances which reduce external risks.					
	Limitations: None at this time.					
	SWMP Revisions implemented to address limitations: None at this time.					
Part III.A.8.a	Industrial and High-Risk Runoff — Identification of Priorities and Procedures for Inspections					
	Report on the high risk facilities inventory, including the type and total number of high risk facilities and the number of facilities newly added each year.					
	Report on the high risk facilities inspection program, including the number of inspections conducted and the number and type of enforcement actions taken.					
	Type of Facility	Number of Facilities	Number of Inspections	Enforcement Actions		
	Operating municipal landfills	0				No such facilities exist within the boundaries of this co- permittees MS4.
	Hazardous waste treatment, storage, disposal and recovery (HWTSDR) facilities	0				
	EPCRA Title III, Section 313 facilities (TRI)	0				
	Facilities determined as high risk by the permittee					
Part III.A.8.b	Industrial and High-Risk Runoff — Monitoring for High Risk Industries					
	Report the number of high risk facilities sampled.					
	High risk facilities sampled					No such facilities exist within the boundaries of this co- permittees MS4.

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE						
A.	B.		C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity		Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.8 Summary	For activities required by Part III.A.8: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.					
	Strengths: There are no such facilities located within the District.					
	Limitations: There are no such facilities located within the District.					
	SWMP revisions implemented to address limitations: There are no such facilities located within the District.					
Part III.A.9.a	Construction Site Runoff — Site Planning and Non-Structural and Structural Best Management Practices <i>Not applicable to CDDs, WCDs, and DD</i>					
Part III.A.9.b	Construction Site Runoff — Inspection and Enforcement Report on the inspection program for privately-operated and permittee-operated construction sites, including the number of active construction sites during the reporting year, the number of inspections of active construction sites, the percentage of active construction sites inspected, and the number and type of enforcement actions / referrals taken.					
	PERMITTEE SITES: Active construction sites PERMITTEE SITES: Pre-, During, and Post inspections of active construction sites for E&S and waste control BMPs PERMITTEE SITES: Percentage of active construction sites inspected		0			No active District owned or maintained construction sites during reporting year.
			0			
			0			
	PRIVATE SITES: Active construction sites PRIVATE SITES: Pre-, During, and Post inspections of active construction sites for E&S and waste control BMPs PRIVATE SITES: Percentage of active construction sites inspected		0	The co-permittee is a Chapter 190 District. As such it does not have the authority to inspect or provide enforcement of privately owned lands. The District's authority extends only over property which it owns or has easements rights over.		
			0			
			0			
	Enforcement Action		0			
Part III.A.9.c	Construction Site Runoff — Site Operator Training Report the type of training activities, the number of inspectors, site plan reviewers and site operators trained (both in-house and outside training).					
		DEP Certification	Annual Training			
	Permittee construction site inspectors	0	0	Certificate	District Staff	2 previously certified; refresher completed
	Permittee construction site plan reviewers			The District has limited authority to review site plans for activities not directly associated with District lands and relies on Lee County, the City of Bonita Springs, and the Village of Estero for this review.		
	Permittee construction site operators			The District does not have construction site operators or related facilities.		

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.9 Summary	For activities required by Part III.A.9: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Residential lot areas are nearly completely built out.				
	Limitations: The District does not have the legal authority to inspect or pursue construction on private sites.				
	SWMP revisions implemented to address limitations: The co-permittee is a Chapter 190 District and does not have legal authority to pursue this requirement. The District relies on Lee County, City of Bonita Springs, and the Village of Estero for related inspections and enforcement on private properties. This issue is addressed in the interlocal agreement.				

SECTION VIII. CHANGES TO THE STORMWATER MANAGEMENT PROGRAM (SWMP) ACTIVITIES (Not Applicable In Year 4)		
A.	Permit Citation/ SWMP Element	Proposed Changes to the Stormwater Management Program Activities Established as Specific Requirements Under Part III.A of the Permit (Including the Rationale for the Change) — REQUIRES DEP APPROVAL PRIOR TO CHANGE IF PROPOSING TO REPLACE OR DELETE AN ACTIVITY.
	None	None at this time.
B.	Permit Citation/ SWMP Element	Changes to the Stormwater Management Program Activities NOT Established as Specific Requirements Under Part III.A of the Permit (Including the Rationale for the Change)
	None	None at this time.

SECTION IX. TMDL Status Report

A.	YEAR 1 Provide a table summarizing the status of the TMDL process. Include a list of prioritized TMDLs and their monitoring and implementation schedule; and include the Identification number of the outfall prioritized for TMDL monitoring.								
	WBID Number	Segment/ Waterbody/ Basin	Pollutant of Concern	TMDL DEP / EPA	Percent Reduction (WLA)	Priority Rank	Priority Outfall	Monitoring Summary / BPCP Due Date	Supplemental SWMP Due Date
				<input type="checkbox"/> / <input type="checkbox"/>					
				<input type="checkbox"/> / <input type="checkbox"/>					
B.	YEAR 3 and annually thereafter, provide a summary of the estimated load reductions that have occurred for the pollutant(s) of concern being discharged from the MS4 to the TMDL water body during the reporting period and cumulatively since the date the Supplemental SWMP was implemented. Year 3: Submit a Monitoring data summary or BPCP (if applicable). Year 4: Submit a Supplemental SWMP (if applicable).								
	WBID Number	Pollutant of Concern	Monitoring Summary / BPCP Submitted	Supplemental SWMP Submitted	Projected load reductions OR Actual load reductions to date				
C.	Provide a brief statement as to the status of TMDL implementation according to Part VIII.B. of the permit (e.g. status of monitoring to validate WLA):								

Assessment Results (Sections III.B and III.C)

METHODOLOGY

Water quality monitoring for the Bayside Improvement Community Development District and Bay Creek Community Development District (referenced collectively hereafter as the “District”) uses monthly longitudinal data from the Lee County Water Monitoring Program. The Lee County’s 48-10GR water quality monitoring station at Spring Creek is used to monitor the water quality from downstream of the outfall of the District’s surface water management to U.S. Waters.

Year-over-year longitudinal statistical modeling has been performed utilizing these collected data to identify trends within the concentration levels of those various nutrients identified herein. The performed statistical modeling considers various polynomial and non-polynomial (exponential and logarithmic) regression models spanning many years of data collection. Both the shape and strength (r^2 -value) of the models are considered when determining the best reasonable fit for the data, and that information is presented herein within the overall analysis. The analysis also considers shorter term linear models, intended to isolate the relative trend in changing concentration levels over recent years. Additionally, the data collection and analysis are stratified by wet season and dry season, with both results reported distinctly to distinguish wet season and dry season trends.

RESULTS AND ANALYSIS

Biochemical oxygen demand (BOD) concentrations

The longitudinal wet season and dry season BOD concentrations are depicted from 1992 to 2025, as well as the corresponding regression models, as shown in **Exhibit 1**. Both the dry season data ($r^2 = 0.484$) and wet season data ($r^2 = 0.5249$) are modeled by similar quartic functions, indicating similar upward and downward trends over the past 33 years. Both the wet and dry season models demonstrate recent upward trends in average BOD concentration levels, however those levels still are trending below peak values observed around the mid-2000s. Linear models are provided to isolate recent trends for dry season (2021 to 2025) and wet

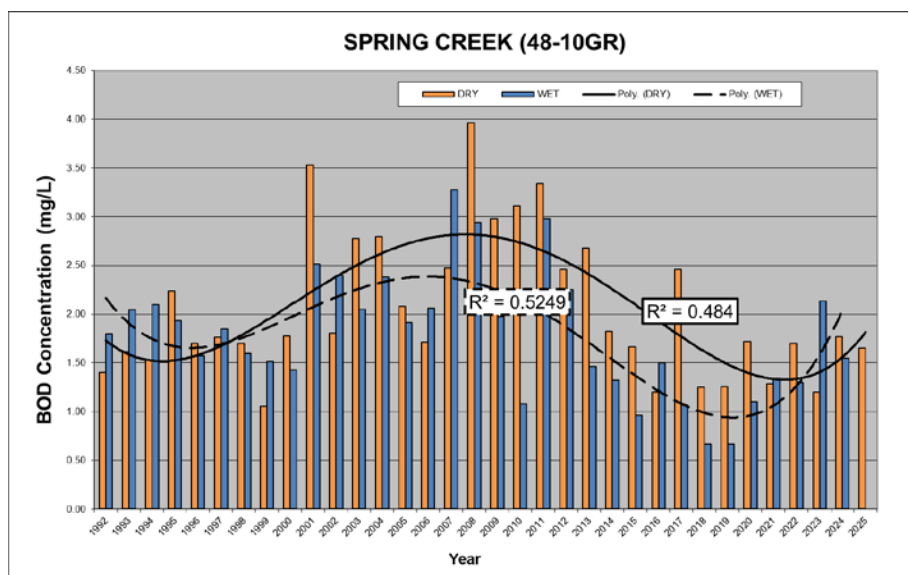


Exhibit 1

BAYSIDE IMPROVEMENT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · 9220 Bonita Beach Road, Suite 214 · Bonita Springs, FL 34135

season (2018 to 2024), as shown in **Exhibit 2** and **Exhibit 3**. The slope of the linear regression equation for the dry season BOD concentration indicates that despite the year-to-year fluctuations in concentration levels, the overall trend is relatively flat, with a slight upwards (increasing) trend at an average rate of 0.08 mg/L per year; however, the slope of the linear regression equation for the wet season BOD concentration indicates the wet season concentration levels have been trending upwards (increasing) at an annual average rate of approximately 0.21 mg/L per year.

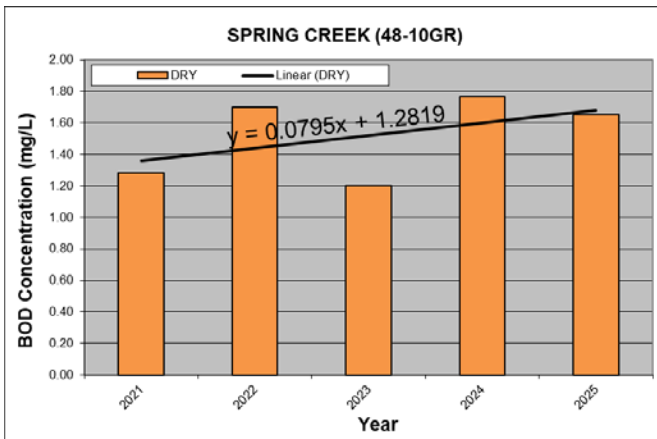


Exhibit 2

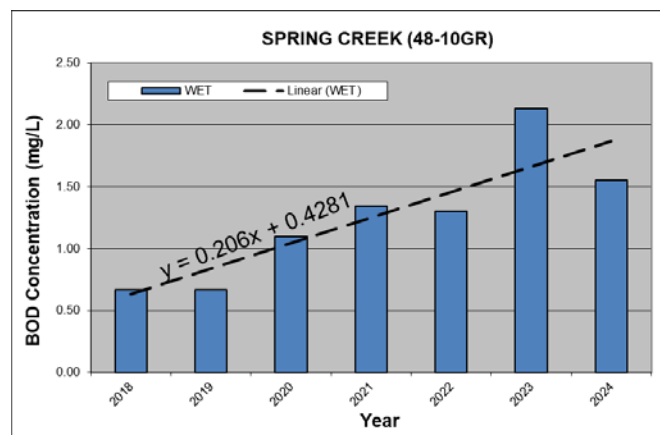


Exhibit 3

Copper concentrations

The longitudinal wet season and dry season copper concentrations are depicted from 2009 to 2025, as well as the corresponding regression models, as shown in **Exhibit 4**. Both the dry season data ($r^2 = 0.5503$) and wet season data ($r^2 = 0.4706$) are modeled by similar cubic functions over the past 16 years, indicating similar, generally downward trends in copper concentration levels, but with recent data trending upwards. While both the wet and dry season models demonstrate

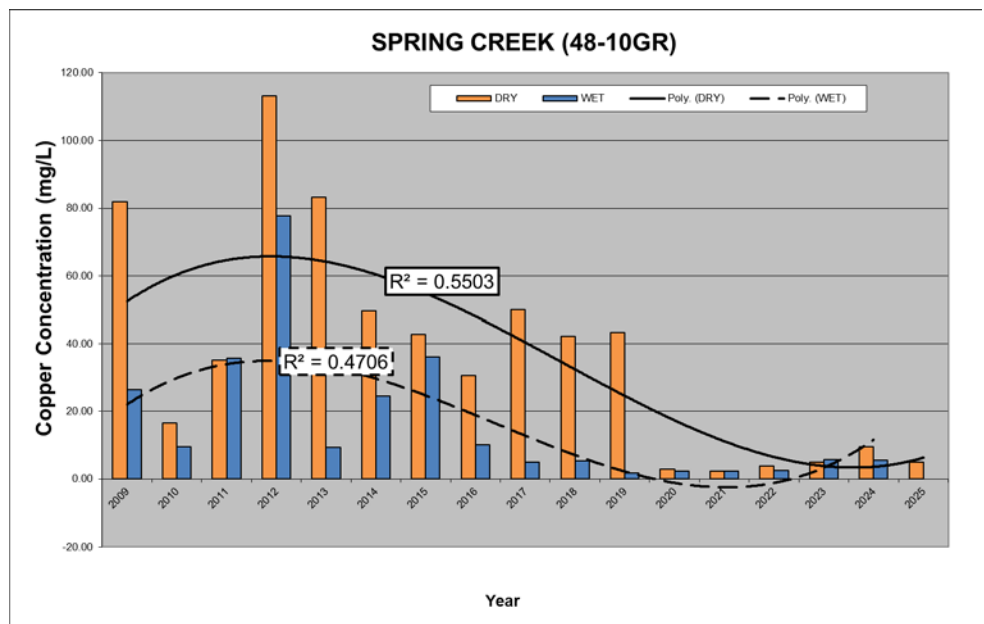


Exhibit 4

BAYSIDE IMPROVEMENT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · 9220 Bonita Beach Road, Suite 214 · Bonita Springs, FL 34135

recent upward trends in average copper concentration levels, those levels still are trending well below peak values observed around the mid-2010s. Linear models are provided to isolate recent trends for dry season (2020 to 2025) and wet season (2019 to 2024), as shown in **Exhibit 5** and **Exhibit 6**. The slopes of the linear regression equations for both the dry and wet season copper concentrations support

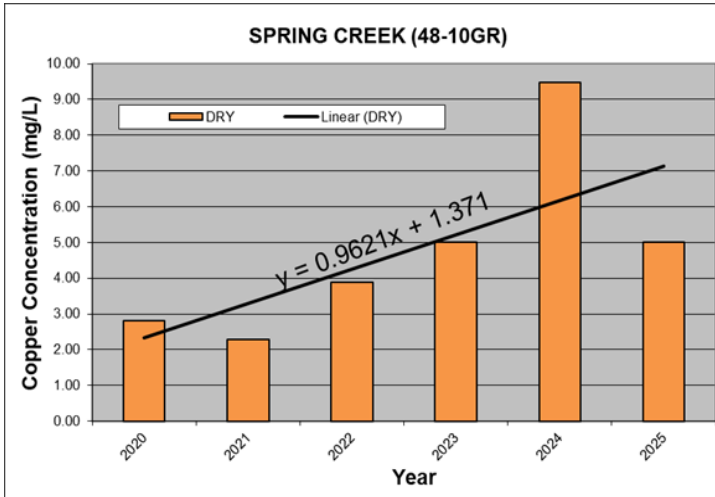


Exhibit 5

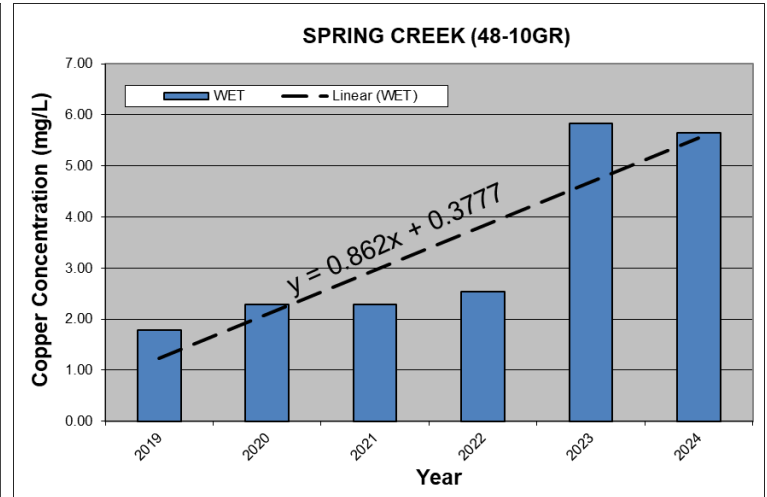


Exhibit 6

the recent upwards trend, with the dry season concentration levels increasing at an annual average rate of approximately 0.96 mg/L per year and the wet season concentration levels increasing at an annual average rate of approximately 0.86 mg/L per year.

Nitrogen concentrations

The longitudinal wet season and dry season nitrogen concentrations are depicted from 2009 to 2025, as well as the corresponding regression models, as shown in **Exhibit 7**. The dry season data is modeled by a quartic function ($r^2 = 0.4097$) and the wet season data is modeled by a quintic function ($r^2 = 0.5975$). Additionally, both the wet and dry season longitudinal models are relatively flat overall, indicating more subtle, stable year-over-year trends. The dry season model demonstrates a

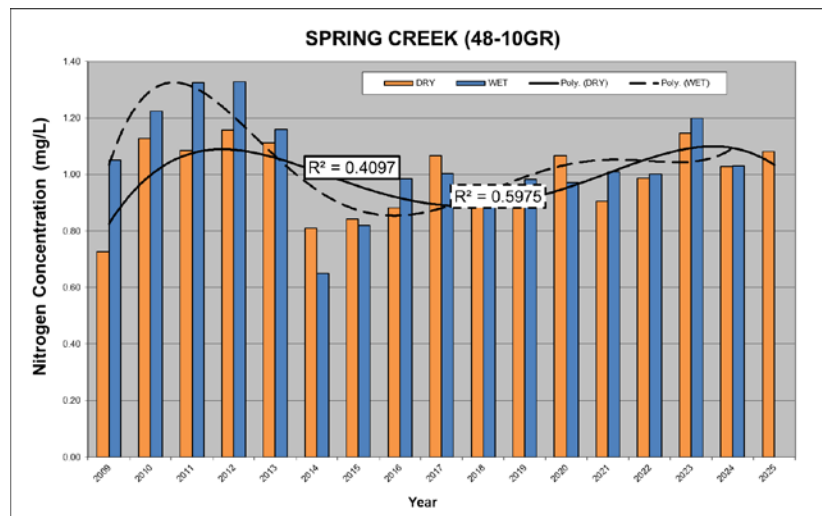


Exhibit 7

recent downward trend in average concentration, while the wet season model demonstrates a recent upward trend in average concentration, and those levels are trending near peak values observed around the early-2010s. Linear models are provided to isolate recent trends for dry season (2020 to 2025) and

BAYSIDE IMPROVEMENT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · 9220 Bonita Beach Road, Suite 214 · Bonita Springs, FL 34135

wet season (2018 to 2024), as shown in **Exhibit 8** and **Exhibit 9**. The slopes of both the linear regression equations for the dry and wet season nitrogen concentrations are relatively flat, indicating that despite the year-to-year fluctuations in recent concentration levels, the overall trend is generally stable, with the dry season concentration decreasing at annual average rates of approximately 0.03 mg/L per year and the wet season concentration increasing at an annual average rate of approximately 0.03 mg/L per year.

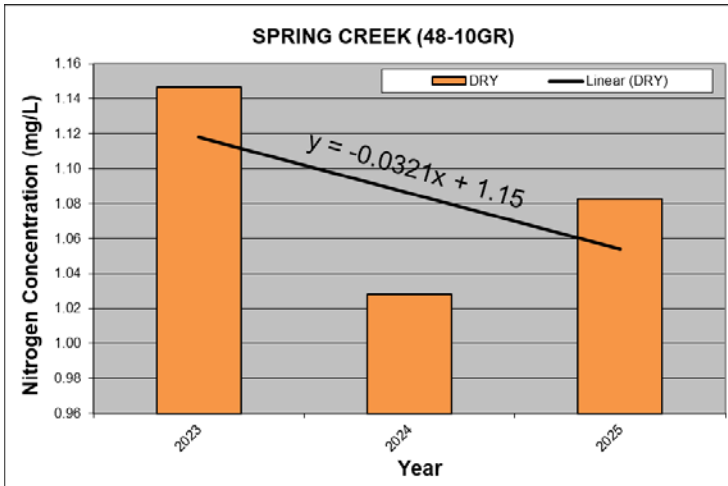


Exhibit 8

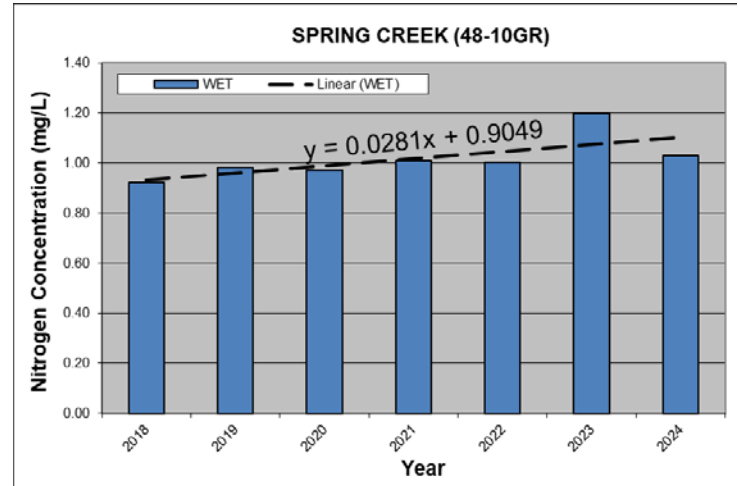


Exhibit 9

Phosphorus concentrations

The longitudinal wet season and dry season total phosphorus concentrations are depicted from 2000 to 2025, as well as the corresponding regression models, as shown in **Exhibit 10**. The dry season data is modeled by a quartic function ($r^2 = 0.681$) and the wet season data is modeled by a quadratic function ($r^2 = 0.4864$), with the dry season model demonstrating a recent downwards trend and the wet season

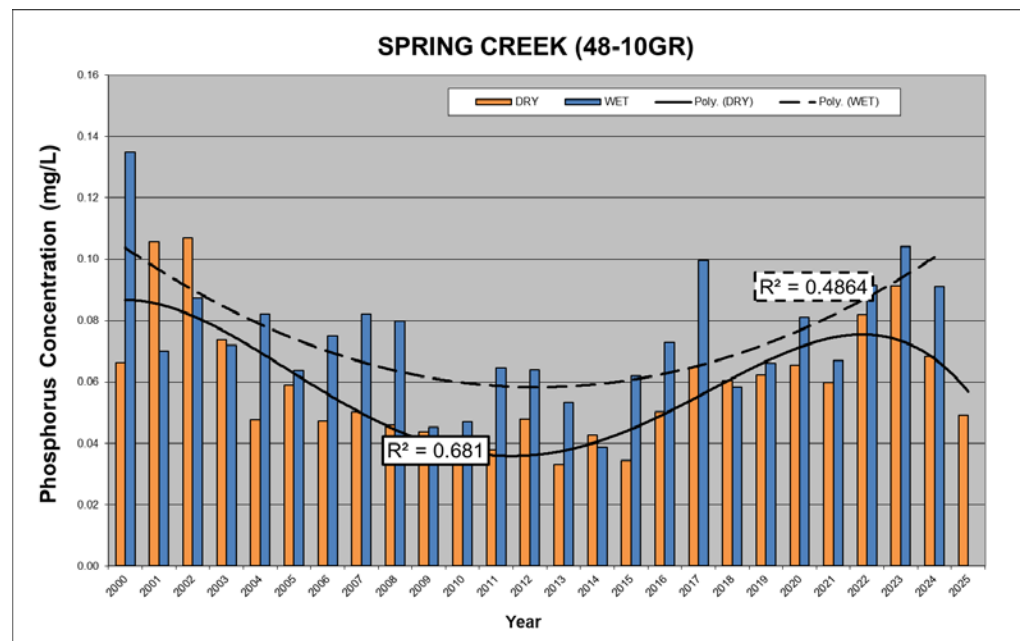


Exhibit 10

BAYSIDE IMPROVEMENT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · 9220 Bonita Beach Road, Suite 214 · Bonita Springs, FL 34135

demonstrating a recent upwards trend. Overall dry and wet season phosphorus concentration levels are trending near peak values observed around the early-2000s. Linear models are provided to isolate

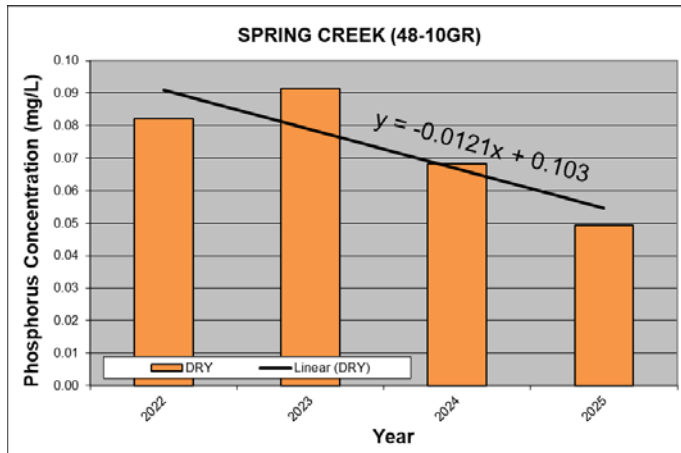


Exhibit 11

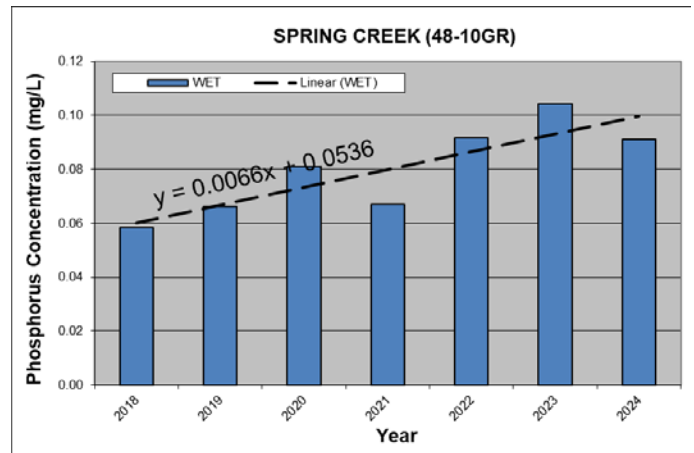


Exhibit 12

recent trends for dry season (2022 to 2025) and wet season (2018 to 2024), as shown in **Exhibit 11** and **Exhibit 12**. The slopes of the linear regression equations for both the dry and wet season phosphorus concentrations follow the longitudinal model trends, with the dry season concentration levels decreasing at an annual average rate of approximately 0.012 mg/L per year and the wet season concentration levels increasing at an annual average rate of approximately 0.0066 mg/L per year.

Total suspended solids (TSS) concentrations

The longitudinal wet season and dry season TSS concentrations are depicted from 2000 to 2025, as well as the corresponding regression models, as shown in **Exhibit 13**. The dry season data ($r^2 = 0.5238$) is modeled by a quartic function and wet season data ($r^2 = 0.4854$) is modeled by a quintic function and generally indicate similar upward and downward trends over the past 25 years. The wet season model represents a recent downwards trend while the dry season model demonstrate a recent upward trends in average TSS concentration levels; however, those levels still are well below peak values observed around the early-2000s and again around 2011. Linear models are provided to isolate recent trends for dry season (2021 to 2025) and wet season

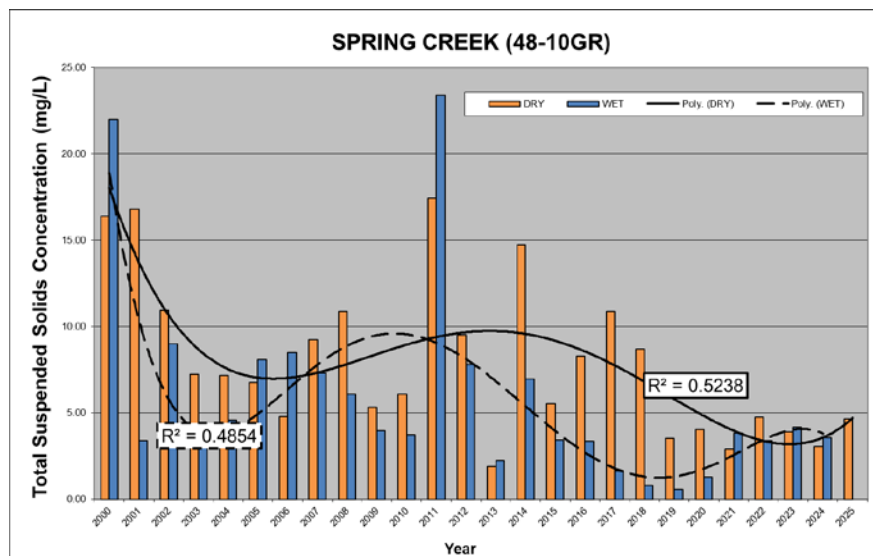


Exhibit 13

BAYSIDE IMPROVEMENT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · 9220 Bonita Beach Road, Suite 214 · Bonita Springs, FL 34135

(2018 to 2024), as shown in **Exhibit 14** and **Exhibit 15**. Consistent with the longitudinal models, the slope of the linear regression equation for the dry season TSS concentration indicates a recent upwards trend at an average rate of approximately 0.17 mg/L per year, and the linear regression equation for the wet season BOD concentration supports the downwards trend shown in the longitudinal model, with the concentration levels decreasing at an annual average rate of approximately 0.0053 mg/L per year.

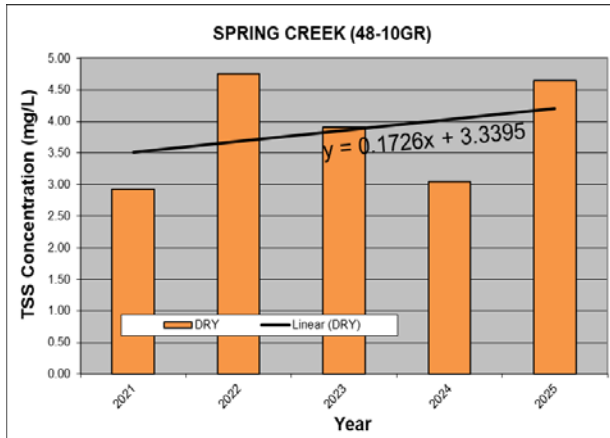


Exhibit 14

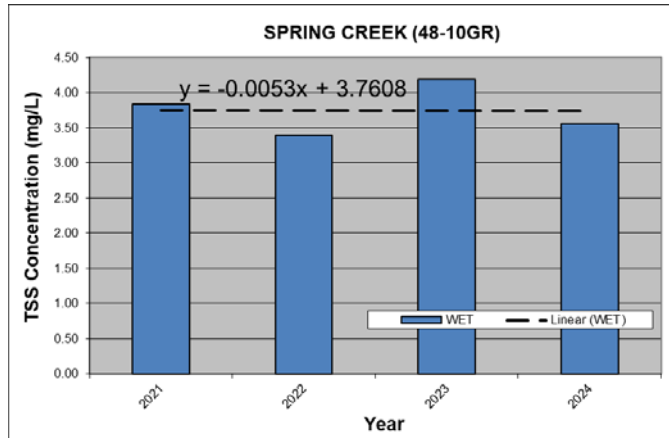


Exhibit 15

Zinc concentrations

The longitudinal wet season and dry season zinc concentrations are depicted from 2009 to 2025, as well as the corresponding regression models, as shown in **Exhibit 16**. The dry season data ($r^2 = 0.7458$) is modeled by a quintic function and the wet season data ($r^2 = 0.8007$) is modeled by a cubic functions, indicating similar, generally upward (increasing) trends over the past 16 years, although the dry season longitudinal model indicates a recent downwards trend. Recent data for both wet and dry season are at or near peak values observed throughout the longitudinal model. Linear models are provided to isolate recent trends for dry season (2022 to 2025) and wet season

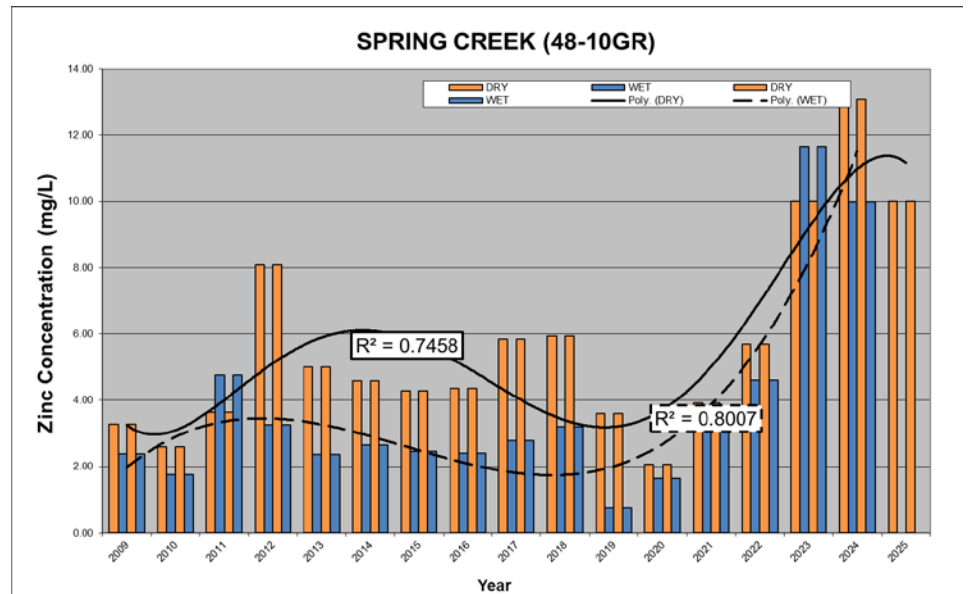


Exhibit 16

BAYSIDE IMPROVEMENT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · 9220 Bonita Beach Road, Suite 214 · Bonita Springs, FL 34135

(2021 to 2024), as shown in **Exhibit 17** and **Exhibit 18**. The slopes of the linear regression equations for both the dry and wet season zinc concentrations indicate upwards trend, with the dry season concentration levels increasing at an annual average rate of approximately 1.6 mg/L per year and the wet season concentration levels increasing at an annual average rate of approximately 2.7 mg/L per year.

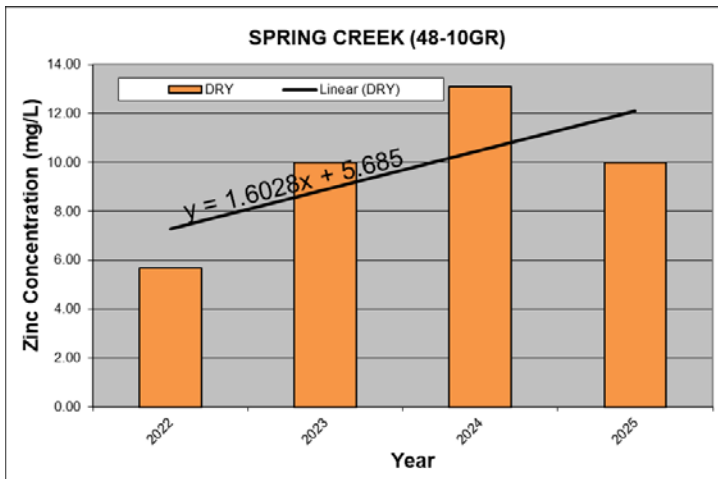


Exhibit 17

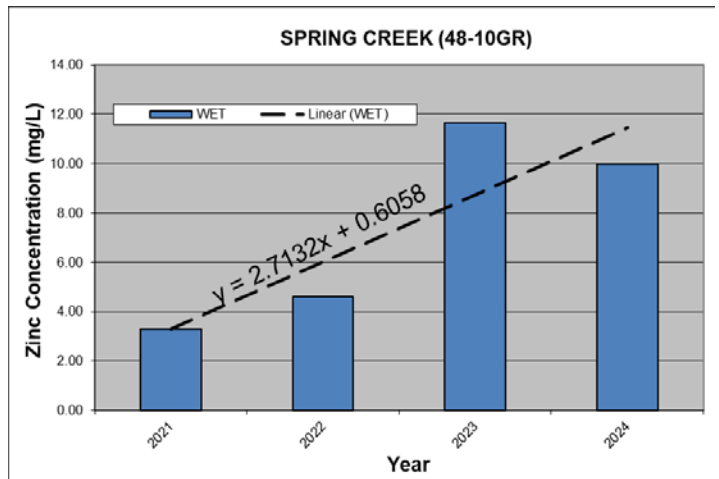


Exhibit 18

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

**UNAUDITED
FINANCIAL
STATEMENTS**

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

BAYSIDE IMPROVEMENT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICTS TABLE OF CONTENTS

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

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

	General Fund		
	General Fund 001 & 101	General Fund 002	Total Governmental Funds
ASSETS			
Cash			
Truist	\$ 348,549	\$ 53,761	\$ 402,310
Truist - Debt Card	7,097	-	7,097
FineMark MM	1	-	1
FineMark ICS	-	6	6
Bank United MM	125,000	5,000	130,000
Bank United ICS *	439,739	432,827	872,566
Accounts receivable (clearing fund)	26,331	-	26,331
Due from Bayside - enterprise fund 401	391	-	391
Due from Bay Creek - enterprise fund 451	87,819	-	87,819
Prepaid expense	130	-	130
WC deposit	1,806	-	1,806
Deposits	125	555	680
Total assets	<u>\$ 1,036,988</u>	<u>\$ 492,149</u>	<u>\$ 1,529,137</u>
LIABILITIES & FUND BALANCES			
Liabilities	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances			
Unassigned	1,036,988	492,149	1,529,137
Total fund balances	<u>1,036,988</u>	<u>492,149</u>	<u>1,529,137</u>
Total liabilities and fund balances	<u>\$ 1,036,988</u>	<u>\$ 492,149</u>	<u>\$ 1,529,137</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 AUGUST 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ 2,697,443	\$ 2,727,746	99%
Interest	1,358	30,303	79,000	38%
Total revenues	<u>1,358</u>	<u>2,728,137</u>	<u>2,806,746</u>	97%
EXPENDITURES				
Administrative				
Supervisors	1,292	14,856	19,377	77%
Engineering	677	43,748	15,000	292%
Legal	3,674	14,704	18,000	82%
Audit	-	15,600	15,000	104%
Management	3,500	38,500	42,000	92%
Accounting & payroll	1,400	15,399	16,799	92%
Computer services	420	5,858	5,040	116%
Assessment roll preparation* ¹	706	7,770	8,476	92%
Telephone	79	871	950	92%
Postage & reproduction	52	2,089	1,350	155%
Printing & binding	410	4,508	4,918	92%
Legal notices and communications	-	373	1,125	33%
Office supplies	-	875	750	117%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	158	253	62%
Insurance* ¹	-	20,400	21,576	95%
Miscellaneous (bank fees)	220	2,926	5,250	56%
Total administrative	<u>12,430</u>	<u>188,898</u>	<u>176,127</u>	107%
Field management				
Other contractual	3,150	34,649	37,799	92%
Total field management services	<u>3,150</u>	<u>34,649</u>	<u>37,799</u>	92%
Water management				
NPDES program	-	355	3,165	11%
Other contractual services: lakes	28,961	160,605	174,075	92%
Other contractual services: wetlands	-	37,401	44,310	84%
Other contractual services: culverts/drains	3,626	44,835	37,980	118%
Other contractual services: lake health	-	854	6,330	13%
Aquascaping* ¹	-	-	18,990	0%
Capital outlay	-	8,215	9,495	87%
Repairs and maintenance (aerators)	178	19,672	9,495	207%
Total water management services	<u>32,765</u>	<u>271,937</u>	<u>303,840</u>	90%

**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 AUGUST 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	-	80,919	-	N/A
Electricity	5,221	50,539	55,000	92%
Contractual services-lightpole	-	-	40,000	0%
Total street lighting services	<u>5,221</u>	<u>131,458</u>	<u>95,000</u>	138%
Landscaping				
Supervisor	6,922	79,234	125,000	63%
Personnel services	100,126	1,107,614	1,235,000	90%
Capital outlay	435	31,962	60,000	53%
Fuel	2,843	25,001	25,000	100%
Repairs and maintenance (parts)	5,412	23,391	40,000	58%
Insurance* ¹	-	22,649	24,608	92%
Minor operating equipment	2,058	18,967	20,000	95%
Horticulture dumpster	3,325	69,475	65,000	107%
Miscellaneous equipment	-	3,113	-	N/A
Employee uniforms	1,378	16,544	29,000	57%
Chemicals	2,002	57,687	68,000	85%
Flower program* ²	230	112,833	130,000	87%
Mulch program* ²	-	78,941	83,000	95%
Plant replacement program* ²	5,802	37,723	45,000	84%
Other contractual - tree trimming* ¹	-	38,831	12,660	307%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	271	417	1,500	28%
Maintenance tracking software	-	3,420	11,886	29%
Unbudgeted contractual services	-	81,215	82,000	99%
Fountain maintenance	248	1,729	18,114	10%
Office operations	2,360	29,923	25,000	120%
Office operations - capital outlay	-	134,355	-	N/A
Monument maintenance	-	10,575	15,000	71%
Total landscaping services	<u>133,412</u>	<u>1,985,599</u>	<u>2,117,768</u>	94%
Roadway				
Personnel	509	6,231	7,700	81%
Repairs and maintenance - parts	-	2,931	4,500	65%
Capital outlay (street sweeper)	-	19,167	-	N/A
Insurance	-	2,484	2,501	99%
Total roadway services	<u>509</u>	<u>30,813</u>	<u>14,701</u>	210%

**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 AUGUST 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Parks & recreation				
Utilities	1,533	9,997	11,000	91%
Operating supplies	29	1,976	1,500	132%
Total parks & recreation	<u>1,562</u>	<u>11,973</u>	<u>12,500</u>	96%
Other fees & charges				
Property appraiser	-	3,629	3,625	100%
Tax collector	-	6,794	5,358	127%
Total other fees & charges	<u>-</u>	<u>10,423</u>	<u>8,983</u>	116%
Total expenditures	<u>189,049</u>	<u>2,665,750</u>	<u>2,766,718</u>	96%
Excess/(deficiency) of revenues over/(under) expenditures	(187,691)	62,387	40,028	
Fund balances - beginning	1,224,679	974,601	1,040,433	
Fund balances - ending	<u>\$ 1,036,988</u>	<u>\$ 1,036,988</u>	<u>\$ 1,080,461</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF NET POSITION
ENTERPRISE FUNDS 401 & 451
AUGUST 31, 2025**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 351,284	\$ -	\$ 351,284
SunTrust	280,899	29,018	309,917
Bank United MM	80,000	2,000	82,000
Bank United ICS *	742,374	8,588	750,962
Accounts receivable (customers)	376	-	376
Due from Bayside general fund 001	-	7,568	7,568
Accounts receivable (clearing fund)	9,977	5,323	15,300
WC deposit	104	35	139
Total current assets	<u>1,465,014</u>	<u>52,532</u>	<u>1,517,546</u>
Noncurrent assets:			
Capital assets			
Property, plant and equipment	1,981,042	24,570	2,005,612
Irrigation system	-	596,951	596,951
Less accumulated depreciation	(1,667,442)	(577,646)	(2,245,088)
Total capital assets, net of accumulated depreciation	<u>313,600</u>	<u>43,875</u>	<u>357,475</u>
Total noncurrent assets	<u>313,600</u>	<u>43,875</u>	<u>357,475</u>
Total assets	<u>1,778,614</u>	<u>96,407</u>	<u>1,875,021</u>
LIABILITIES			
Current liabilities:			
Unearned revenue	-	3,448	3,448
Customer deposits	48,070	12,189	60,259
Due to Bayside general fund 001	391	-	391
Due to Bay Creek general fund 101	-	87,819	87,819
Due to Bay Creek enterprise fund 451	7,568	-	7,568
Total current liabilities	<u>56,029</u>	<u>103,456</u>	<u>159,485</u>
NET POSITION			
Net investment in capital assets	313,600	43,875	357,475
Unrestricted	1,408,985	(50,924)	1,358,061
Total net position	<u>\$ 1,722,585</u>	<u>\$ (7,049)</u>	<u>\$ 1,715,536</u>

* Statements were not received prior to Financials being prepared

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUNDS 401 & 451
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ -	\$ 333,006	\$ 325,583	102%
Irrigation	53,058	488,494	584,000	84%
Total operating revenues	<u>53,058</u>	<u>821,500</u>	<u>909,583</u>	90%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	430	4,952	6,459	77%
Engineering fees	225	14,583	5,000	292%
Legal	1,224	4,901	6,000	82%
Audit	-	5,200	5,000	104%
Management	1,423	15,645	17,066	92%
Accounting & payroll	467	5,133	5,600	92%
Computer services	140	1,952	1,680	116%
Utility billing	4,033	46,055	44,000	105%
Telephone	25	285	311	92%
Postage & reproduction	17	696	450	155%
Printing and binding	136	1,503	1,639	92%
Legal notices and communications	-	124	375	33%
Office supplies	-	303	251	121%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	52	147	35%
Insurance* ¹	-	6,800	6,728	101%
Miscellaneous	407	5,357	1,750	306%
Total administrative services	<u>8,527</u>	<u>113,629</u>	<u>102,543</u>	111%
Field management services				
Other contractual services	1,051	11,551	12,600	92%
Total field management services	<u>1,051</u>	<u>11,551</u>	<u>12,600</u>	92%
Water management services				
NPDES program	-	205	1,835	11%
Other contractual services: lakes	16,791	97,118	100,925	96%
Other contractual services: wetlands	-	21,684	25,691	84%
Other contractual services: culverts/drains	2,104	25,994	22,020	118%
Other contractual services: lake health	-	495	3,670	13%
Aquascaping* ¹	-	-	11,010	0%
Capital outlay	-	4,763	5,505	87%
Repairs and maintenance (aerators)*	103	7,404	5,505	134%
Total water management services	<u>18,998</u>	<u>157,663</u>	<u>176,161</u>	89%

**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 AUGUST 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	7,340	0%
Total landscape services	-	-	7,340	0%
Roadway services				
Personnel	159	1,921	4,955	39%
Repairs and maintenance - parts	-	1,699	3,671	46%
Insurance	21	2,040	2,999	68%
Total irrigation supply services	180	5,660	11,625	49%
Irrigation supply services				
Personnel	4,538	52,346	67,000	78%
Reclaimed water	9,009	87,073	100,000	87%
Repairs and maintenance - parts	616	36,375	25,000	146%
Insurance* ¹	-	16,281	19,480	84%
Meter costs	-	14,465	7,500	193%
Other contractual services	800	8,651	9,000	96%
Electricity	8,700	98,732	90,000	110%
Pumps & machinery	767	129,160	75,000	172%
Depreciation	4,876	53,636	60,000	89%
Total irrigation supply services	29,306	496,719	452,980	110%
Total operating expenses	58,062	785,222	763,249	103%
Operating income/(loss)	(5,004)	36,278	146,334	
Nonoperating revenues/(expenses):				
Interest income	2,316	29,893	500	5979%
Miscellaneous income	-	-	50,700	0%
Miscellaneous income roof replacement	-	30,272	-	N/A
Total nonoperating revenues	2,316	60,165	51,200	118%
Change in net position	(2,688)	96,443	197,534	
Total net position - beginning	1,718,224	1,619,093	1,589,985	
Total net position - ending	<u>\$ 1,715,536</u>	<u>\$ 1,715,536</u>	<u>\$ 1,787,519</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

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

	General Fund		Total
	001	The Colony 002	Governmental Funds
ASSETS			
Cash			
Truist	\$ 258,907	\$ 53,761	\$ 312,668
Truist - debit card	7,097	-	7,097
FineMark ICS	-	6	6
Bank United ICS *	263,133	432,827	695,960
Bank United MM	100,000	5,000	105,000
Accounts receivable (clearing fund)	19,010	-	19,010
Due from Bayside - enterprise fund 401	391	-	391
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 650,255</u>	<u>\$ 492,149</u>	<u>\$ 1,142,404</u>
LIABILITIES & FUND BALANCES			
Liabilities	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances			
Unassigned	650,255	492,149	1,142,404
Total fund balances	<u>650,255</u>	<u>492,149</u>	<u>1,142,404</u>
Total liabilities and fund balances	<u>\$ 650,255</u>	<u>\$ 492,149</u>	<u>\$ 1,142,404</u>

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

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ 2,176,500	\$ 2,188,681	99%
Interest	813	21,335	67,000	32%
Total revenue	813	2,198,226	2,255,681	97%
EXPENDITURES				
Administration services				
Supervisors	646	7,428	9,689	77%
Engineering	549	35,497	12,171	292%
Legal	2,981	11,931	14,605	82%
Audit	-	7,800	7,500	104%
Management	2,840	31,239	34,079	92%
Accounting & payroll	1,136	12,495	13,631	92%
Computer services	341	4,753	4,089	116%
Assessment roll preparation* ¹	573	6,304	6,877	92%
Telephone	64	707	771	92%
Postage & reproduction	42	1,695	1,095	155%
Printing & binding	333	3,658	3,990	92%
Legal notices and communications	-	303	913	33%
Office supplies	-	704	609	116%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	128	205	62%
Insurance* ¹	-	10,200	10,788	95%
Miscellaneous (bank fees)	133	2,001	4,260	47%
Total administration services	9,638	137,056	125,485	109%
Field management				
Other contractual services	2,556	28,114	30,670	92%
Total field management services	2,556	28,114	30,670	92%
Water management				
NPDES program	-	288	2,568	11%
Other contractual services: lakes	23,499	129,014	141,244	91%
Other contractual services: wetlands	-	30,347	35,953	84%
Other contractual service: culverts/drains	2,942	36,379	30,817	118%
Other contractual services: lake health	-	693	5,136	13%
Aquascaping* ¹	-	-	15,408	0%
Capital outlay	-	6,666	7,704	87%
Repairs and maintenance (aerators)	144	17,263	7,704	224%
Total water management services	26,585	220,650	246,534	90%

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

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	-	65,658	-	N/A
Electricity	4,236	41,007	44,627	92%
Contractual services-lightpole	-	-	32,456	0%
Total street lighting services	4,236	106,665	77,083	138%
Landscaping				
Supervisor	5,616	64,284	101,425	63%
Personnel	81,230	898,578	1,002,079	90%
Capital outlay	353	25,934	48,684	53%
Fuel	2,307	20,285	20,285	100%
Repairs & maintenance (parts)	4,391	18,979	32,456	58%
Insurance* ¹	-	18,339	19,967	92%
Minor operating equipment	1,670	15,417	16,228	95%
Horticultural dumpster	2,698	56,372	52,741	107%
Miscellaneous equipment	-	2,499	-	N/A
Employee uniforms	1,118	13,424	23,531	57%
Chemicals	1,624	46,807	55,175	85%
Flower program* ²	187	91,553	105,482	87%
Mulch program* ²	-	64,053	67,346	95%
Plant replacement program* ²	4,708	30,755	36,513	84%
Other contractual - tree trimming* ¹	-	31,361	10,272	305%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	220	338	1,217	28%
Maintenance tracking software	-	2,775	8,114	34%
Contractual service-palm pruning	-	65,898	66,535	99%
Fountain maintenance	201	1,404	16,228	9%
Office operations	1,915	24,274	20,285	120%
Office operations - capital outlay	-	109,016	-	N/A
Monument maintenance	-	8,581	12,171	71%
Total landscaping services	108,238	1,610,926	1,718,357	94%
Roadway services				
Personnel	413	5,055	6,248	81%
Repairs & maintenance - parts	-	2,378	3,651	65%
Capital outlay (street sweeper)	-	15,552	-	N/A
Insurance	-	2,011	2,029	99%
Total roadway services	413	24,996	11,928	210%
Parks & recreation				
Utilities	1,472	9,597	10,560	91%
Operating supplies	28	1,897	1,440	132%
Total parks & recreation	1,500	11,494	12,000	96%

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

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	3,484	3,480	100%
Tax collector	-	5,363	5,144	104%
Total other fees & charges	-	8,847	8,624	103%
Total expenditures	153,166	2,148,748	2,230,681	96%
Excess/(deficiency) of revenues over/(under) expenditures	(152,353)	49,478	25,000	
Fund balances - beginning	802,608	600,777	646,347	
Fund balances - ending	<u>\$ 650,255</u>	<u>\$ 650,255</u>	<u>\$ 671,347</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ 940,033	\$ 937,227	100%
Interest & miscellaneous	1,334	11,275	20,000	56%
Total revenues	<u>1,334</u>	<u>951,308</u>	<u>957,227</u>	99%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	8,598	9,380	92%
Computer services	284	3,127	3,411	92%
Assessment roll preparation* ¹	96	1,054	1,150	92%
Field management	1,184	13,027	14,211	92%
Other current charges	85	937	-	N/A
Total administrative services	<u>2,431</u>	<u>26,743</u>	<u>28,152</u>	95%
Water management				
Other contractual service: culverts/drains	-	23,985	-	N/A
Total water management services	<u>-</u>	<u>23,985</u>	<u>-</u>	N/A
Street lighting services				
Contractual services - light poles* ¹	-	-	131,875	0%
Total street lighting services	<u>-</u>	<u>-</u>	<u>131,875</u>	0%
Landscaping maintenance services				
Personnel services	28,039	361,822	402,000	90%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	50	330	1,500	22%
Other contractual - turf & shrub	7,364	81,001	100,000	81%
Rentals & leases	-	-	20,000	0%
Fuel	-	-	7,500	0%
Repairs & maintenance (parts)	1,171	14,158	14,000	101%
Insurance* ¹	-	3,693	3,000	123%
Minor operating equipment	-	30,689	-	N/A
Horticulture dumpster	4,275	17,950	16,000	112%
Miscellaneous equipment	-	12	2,500	0%
Chemicals	695	2,188	3,500	63%
Flower program* ²	-	58,937	70,000	84%
Mulch program* ²	-	31,492	40,000	79%
Plant replacement program* ²	-	11,533	40,000	29%
Other contractual - tree trimming* ²	-	12,313	12,000	103%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>41,594</u>	<u>626,118</u>	<u>736,500</u>	85%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	<u>11,633</u>	<u>154,735</u>	<u>150,000</u>	103%
Total fountain services	<u>11,633</u>	<u>154,735</u>	<u>150,000</u>	103%
Total expenditures	<u>55,658</u>	<u>831,581</u>	<u>1,046,527</u>	79%
Net increase/(decrease) of fund balance	(54,324)	119,727	(89,300)	
Fund balance - beginning	<u>546,473</u>	<u>372,422</u>	<u>368,526</u>	
Fund balance - ending	<u>\$ 492,149</u>	<u>\$ 492,149</u>	<u>\$ 279,226</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

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

	Bayside Improvement Enterprise Fund 401
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 351,284
Truist	280,899
Bank United ICS *	742,374
Bank United MM	80,000
Accounts receivable (customers)	376
Accounts receivable (clearing fund)	9,977
WC deposit	104
Total current assets	<u>1,465,014</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,981,042
Less accumulated depreciation	<u>(1,667,442)</u>
Total capital assets, net of accumulated depreciation	<u>313,600</u>
Total noncurrent assets	<u>313,600</u>
Total assets	<u>1,778,614</u>
LIABILITIES	
Current liabilities:	
Customer deposits	48,070
Due to Bayside general fund 001	391
Due to Bay Creek enterprise fund 451	<u>7,568</u>
Total current liabilities	<u>56,029</u>
NET POSITION	
Net investment in capital assets	313,600
Unrestricted	<u>1,408,985</u>
Total net position	<u><u>\$ 1,722,585</u></u>

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

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ -	\$ 244,901	\$ 244,141	100%
Irrigation	36,944	326,602	325,000	100%
Total operating revenues	<u>36,944</u>	<u>571,503</u>	<u>569,141</u>	100%
Operating expenses				
Administrative services				
Supervisors	215	2,476	3,230	77%
Engineering	169	10,937	3,750	292%
Legal	918	3,676	4,500	82%
Audit	-	2,600	2,500	104%
Management	1,067	11,734	12,800	92%
Accounting & payroll	350	3,850	4,200	92%
Computer services	105	1,464	1,260	116%
Utility billing	3,025	34,541	33,000	105%
Telephone	19	214	233	92%
Postage & reproduction	13	522	338	154%
Printing and binding	102	1,127	1,229	92%
Legal notices and communications	-	93	281	33%
Office supplies	-	227	188	121%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	39	110	35%
Insurance* ¹	-	3,400	3,364	101%
Miscellaneous	299	4,361	1,313	332%
Total administrative services	<u>6,282</u>	<u>81,327</u>	<u>72,361</u>	112%
Field management services				
Other contractual services	788	8,663	9,450	92%
Total field management services	<u>788</u>	<u>8,663</u>	<u>9,450</u>	92%
Water management services				
NPDES program	-	154	1,376	11%
Other contractual services: lakes	12,593	72,838	75,694	96%
Other contractual services: wetlands	-	16,263	19,268	84%
Other contractual services: culverts/drains	1,578	19,496	16,515	118%
Other contractual services: lake health	-	371	2,753	13%
Aquascaping* ¹	-	-	8,258	0%
Capital outlay	-	3,572	4,129	87%
Repairs and maintenance (aerators)*	77	5,553	4,129	134%
Total water management services	<u>14,248</u>	<u>118,247</u>	<u>132,122</u>	89%

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

	Current Month	Year to Date	Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	5,505	0%
Total landscape services	-	-	5,505	0%
Roadway services				
Personnel	119	1,441	3,716	39%
Repairs and maintenance - parts	-	1,274	2,753	46%
Insurance	16	1,530	2,250	68%
Total irrigation supply services	135	4,245	8,719	49%
Irrigation supply services				
Personnel	3,403	39,260	50,250	78%
Repairs and maintenance - parts	462	27,281	18,750	145%
Insurance ^{*1}	-	12,211	14,610	84%
Meter costs	-	10,849	5,625	193%
Other contractual services	600	6,488	6,750	96%
Electricity	6,525	74,049	67,500	110%
Pumps & machinery	575	96,870	56,250	172%
Depreciation	3,626	39,886	45,000	89%
Total irrigation supply services	15,191	306,894	264,735	116%
Total operating expenses	36,644	519,376	492,892	105%
Operating income/(loss)	300	52,127	76,249	
Nonoperating revenues/(expenses)				
Interest income	2,289	29,601	375	7894%
Miscellaneous income	-	-	50,000	0%
Miscellaneous income roof replacement	-	22,704	-	N/A
Total nonoperating revenues	2,289	52,305	50,375	104%
Change in net position	2,589	104,432	126,624	
Total net position - beginning	1,719,996	1,618,153	1,578,914	
Total net position - ending	<u>\$ 1,722,585</u>	<u>\$ 1,722,585</u>	<u>\$ 1,705,538</u>	

^{*1} Typically an annual expense.

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

	<u>General Fund</u>	<u>Total Governmental Funds</u>
	101	
ASSETS		
Cash		
Truist	\$ 89,642	\$ 89,642
FineMark MM	1	1
Bank United ICS *	176,606	176,606
Bank United MM	25,000	25,000
Accounts receivable (clearing fund)	7,321	7,321
Due from Bay Creek - enterprise fund 451	87,819	87,819
WC deposit	344	344
Total assets	<u>\$ 386,733</u>	<u>\$ 386,733</u>
LIABILITIES & FUND BALANCES		
Liabilities	-	-
Total liabilities	<u>-</u>	<u>-</u>
Fund balances		
Unassigned	<u>386,733</u>	<u>386,733</u>
Total fund balances	<u>386,733</u>	<u>386,733</u>
Total liabilities and fund balances	<u>\$ 386,733</u>	<u>\$ 386,733</u>

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

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ 520,943	\$ 539,038	97%
Interest	545	8,968	12,000	75%
Total revenues	<u>545</u>	<u>529,911</u>	<u>551,038</u>	96%
EXPENDITURES				
Administration services				
Supervisors	646	7,428	9,689	77%
Engineering	128	8,251	2,829	292%
Legal	693	2,773	3,395	82%
Audit	-	7,800	7,500	104%
Management	660	7,261	7,921	92%
Accounting & payroll	264	2,904	3,168	92%
Computer services	79	1,105	951	116%
Assessment roll preparation* ¹	133	1,466	1,599	92%
Telephone	15	164	179	92%
Postage & reproduction	10	394	255	155%
Printing & binding	77	850	928	92%
Legal notices and communications	-	70	212	33%
Office supplies	-	171	141	121%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	30	48	63%
Insurance* ¹	-	10,200	10,788	95%
Miscellaneous (bank fees)	87	925	990	93%
Total administration services	<u>2,792</u>	<u>51,842</u>	<u>50,643</u>	102%
Field management fees				
Other contractual	594	6,535	7,129	92%
Total field management	<u>594</u>	<u>6,535</u>	<u>7,129</u>	92%
Water management				
NPDES program	-	67	597	11%
Other contractual services: lakes	5,462	31,591	32,831	96%
Other contractual services: wetlands	-	7,054	8,357	84%
Other contractual service: culverts/drains	684	8,456	7,163	118%
Other contractual services: lake health	-	161	1,194	13%
Aquascaping* ¹	-	-	3,582	0%
Capital outlay	-	1,549	1,791	86%
Repairs and maintenance (aerators)	34	2,409	1,791	135%
Total water management	<u>6,180</u>	<u>51,287</u>	<u>57,306</u>	89%

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

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	-	15,261	-	N/A
Electricity	985	9,532	10,373	92%
Contractual services-lightpole	-	-	7,544	0%
Total street lighting	<u>985</u>	<u>24,793</u>	<u>17,917</u>	138%
Landscape services				
Supervisor	1,306	14,950	23,575	63%
Personnel services	18,896	209,036	232,921	90%
Capital outlay	82	6,028	11,316	53%
Fuel	536	4,716	4,715	100%
Repairs and maintenance (parts)	1,021	4,412	7,544	58%
Insurance* ¹	-	4,310	4,641	93%
Minor operating equipment	388	3,550	3,772	94%
Horticulture dumpster	627	13,103	12,259	107%
Miscellaneous equipment	-	614	-	N/A
Employee uniforms	260	3,120	5,469	57%
Chemicals	378	10,880	12,825	85%
Flower program* ²	43	21,280	24,518	87%
Mulch program* ²	-	14,888	15,654	95%
Plant replacement program* ²	1,094	6,968	8,487	82%
Other contractual - tree trimming* ¹	-	7,470	2,388	313%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	51	79	283	28%
Maintenance tracking software	-	645	3,772	17%
Contractual service-palm pruning	-	15,317	15,465	99%
Fountain maintenance	47	325	1,886	17%
Office operations	445	5,649	4,715	120%
Office operations - capital outlay	-	25,339	-	N/A
Monument maintenance	-	1,994	2,829	70%
Total landscape services	<u>25,174</u>	<u>374,673</u>	<u>399,411</u>	94%
Roadway services				
Personnel	96	1,176	1,452	81%
Repairs and maintenance - parts	-	553	849	65%
Capital outlay (street sweeper)	-	3,615	-	N/A
Insurance	-	473	472	100%
Total roadway services	<u>96</u>	<u>5,817</u>	<u>2,773</u>	210%
Parks & recreation				
Utilities	61	400	440	91%
Operating supplies	1	79	60	132%
Total parks and recreation	<u>62</u>	<u>479</u>	<u>500</u>	96%

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

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	145	145	100%
Tax collector	-	1,431	214	669%
Total other fees & charges	-	1,576	359	439%
Total expenditures	35,883	517,002	536,038	96%
Excess/(deficiency) of revenues over/(under) expenditures	(35,338)	12,909	15,000	
Fund balances - beginning	422,071	373,824	394,086	
Fund balances - ending	<u>\$ 386,733</u>	<u>\$ 386,733</u>	<u>\$ 409,086</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

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

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
Truist	\$ 29,018
Bank United ICS *	8,588
Bank United MM	2,000
Due from Bayside general fund 001	7,568
Accounts receivable (clearing fund)	5,323
WC deposit	35
Total current assets	<u>52,532</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	24,570
Irrigation system	596,951
Less accumulated depreciation	(577,646)
Total capital assets, net of accumulated depreciation	<u>43,875</u>
Total noncurrent assets	<u>43,875</u>
Total assets	<u>96,407</u>
LIABILITIES	
Current Liabilities:	
Unearned revenue	3,448
Customer deposits	12,189
Due to Bay Creek general fund 101	87,819
Total current liabilities	<u>103,456</u>
NET POSITION	
Net investment in capital assets	43,875
Unrestricted	(50,924)
Total net position	<u>\$ (7,049)</u>

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ -	\$ 88,105	\$ 81,442	108%
Irrigation	16,114	161,892	259,000	63%
Total operating revenues	<u>16,114</u>	<u>249,997</u>	<u>340,442</u>	73%
Operating expenses				
Administrative services				
Supervisors	215	2,476	3,230	77%
Engineering	56	3,646	1,250	292%
Legal	306	1,225	1,500	82%
Audit	-	2,600	2,500	104%
Management	356	3,911	4,267	92%
Accounting & payroll	117	1,283	1,400	92%
Computer services	35	488	420	116%
Utility billing	1,008	11,514	11,000	105%
Telephone	6	71	78	91%
Postage & reproduction	4	174	113	154%
Printing and binding	34	376	410	92%
Legal notices and communications	-	31	94	33%
Office supplies	-	76	63	121%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	13	37	35%
Insurance* ¹	-	3,400	3,364	101%
Miscellaneous	108	996	438	227%
Total administrative services	<u>2,245</u>	<u>32,302</u>	<u>30,186</u>	107%
Field management services				
Other contractual services	263	2,888	3,150	92%
Total field management services	<u>263</u>	<u>2,888</u>	<u>3,150</u>	92%
Water management services				
NPDES program	-	51	459	11%
Other contractual services: lakes	4,198	24,280	25,231	96%
Other contractual services: wetlands	-	5,421	6,423	84%
Other contractual services: culverts/drains	526	6,498	5,505	118%
Other contractual services: lake health	-	124	918	14%
Aquascaping* ¹	-	-	2,753	0%
Capital outlay	-	1,191	1,376	87%
Repairs and maintenance (aerators)*	26	1,851	1,376	135%
Total water management services	<u>4,750</u>	<u>39,416</u>	<u>44,041</u>	89%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Landscape services				
Other contractual - tree trimming	-	-	1,835	0%
Total landscape services	-	-	1,835	0%
Roadway services				
Personnel	40	480	1,239	39%
Repairs and maintenance - parts	-	425	918	46%
Insurance	5	510	750	68%
Total irrigation supply services	45	1,415	2,907	49%
Irrigation supply services				
Personnel	1,135	13,086	16,750	78%
Reclaimed water	9,009	87,073	100,000	87%
Repairs and maintenance - parts	154	9,094	6,250	146%
Insurance* ¹	-	4,070	4,870	84%
Meter costs	-	3,616	1,875	193%
Other contractual services	200	2,163	2,250	96%
Electricity	2,175	24,683	22,500	110%
Pumps & machinery	192	32,290	18,750	172%
Depreciation	1,250	13,750	15,000	92%
Total irrigation supply services	14,115	189,825	188,245	101%
Total operating expenses	21,418	265,846	270,364	98%
Operating income/(loss)	(5,304)	(15,849)	70,078	
Nonoperating revenues/(expenses)				
Interest income	27	292	125	234%
Miscellaneous income	-	-	700	0%
Miscellaneous income roof replacement	-	7,568	-	N/A
Total nonoperating revenues	27	7,860	825	953%
Change in net position	(5,277)	(7,989)	70,903	
Total net position - beginning	(1,772)	940	11,071	
Total net position - ending	<u>\$ (7,049)</u>	<u>\$ (7,049)</u>	<u>\$ 81,974</u>	

*¹ Typically an annual expense.

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

**STAFF
REPORTS**

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

Exceptions

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

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

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

12

Bay Creek CDD

Rate Analysis

Sep-25

For Sept. 22
MEET

System Expenses

Fiscal Year 2024

	Actuals
Irrigation Services	\$ 161,725
Reclaimed Water Supply	\$ 109,731
Total	\$ 271,456

Rate Analysis

Res Rate per 1000	\$1.65
Golf Rate per 1000	\$1.11

Current	% change
\$1.40	17.86%
\$0.94	

Irrigation Services Cost Splits

Non Transmission	67%
Transmission	33%

Irrigation Services Cost

Non Transmission	\$108,356
Transmission	\$53,369

Reclaimed Water Costs (shared equally) 109,731

Non Transmission Cost	\$218,087
Transmission Cost	\$53,369
	\$271,456

Projected Annual Usage

Residential	150,000,000
Golf	60,000,000

Annual Base Usage Revenue

Residential	\$247,500.00
Golf	\$66,330.00

Total Revenue \$313,830

Excess/(Deficit) \$42,374 16%

**AMENDMENT NO. XX
TO CHAPTER I OF THE RULES OF THE
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
RELATIVE TO ITS IRRIGATION UTILITY REGULATIONS
AND RATES AND CHARGES FOR UTILITY SERVICE**

1.01 PURPOSE. The purpose of this amendment is to modify the rates and charges of the District which provide irrigation water to property within the District. This Rule shall apply to all properties and irrigation users within the District.

Specific Authority: Chapter 190.035; 190.012; 120.54, Florida Statutes

Law Implemented: Chapter 190.035, Florida Statutes

History: Revisions I through XIX to Chapter I

1.02 NECESSITY. To modify rates and charges of the District which provide irrigation water to property within the District.

Specific Authority: Chapter 190.035; 190.012; 120.54, Florida Statutes

Law Implemented: Chapter 190.035, Florida Statutes

History: Revisions I through XIX to Chapter I

1.03 COMMODITY FEE.

<u>Description</u>	<u>Gallons Used Per Unit</u>		<u>Commodity Rate Per 1,000 Gallons</u>
	<u>Minimum</u>	<u>Maximum</u>	
Single Family Residences			

All Platted Single Family Subdivisions with an average lot size of 9,000 square feet or less, as determined by the District:

0	-	16,000	\$1.65
16,001	-	22,000	\$4.15
22,001	-	28,000	\$5.03
28,001	-	34,000	\$5.91
Over 34,000			\$6.80

All Single Family Subdivisions with an average lot size of 9,001 to 13,400 square feet or less, as determined by the District:

0	-	24,000	\$1.65
24,001	-	30,000	\$4.15
30,001	-	36,000	\$5.03
36,001	-	42,000	\$5.91
Over 42,000			\$6.80

All Platted Single Family Subdivisions with an average lot size of 13,401 to 20,000 square feet or less, as determined by the District:

0	-	36,000	\$1.65
36,001	-	42,000	\$4.15
42,001	-	48,000	\$5.03
48,001	-	54,000	\$5.91
Over 54,000			\$6.80

All Platted Single Family Subdivisions with an average lot size of 20,001 to 26,600, as determined by the District:

0	-	48,000	\$1.65
48,001	-	54,000	\$4.15
54,001	-	60,000	\$5.03
60,001	-	66,000	\$5.91
Over 66,000			\$6.80

All Platted Single Family Subdivisions with an average lot size of 26,601 or greater, as determined by the District:

0	-	60,000	\$1.65
60,001	-	66,000	\$4.15
66,001	-	72,000	\$5.03
72,001	-	78,000	\$5.91
Over 78,000			\$6.80

***Multi-Family**

0	-	9,000	\$1.65
9,001	-	10,500	\$4.15
10,501	-	12,000	\$5.03
12,001	-	13,500	\$5.91
Over 13,500			\$6.80

*To determine the rate in effect for a unit within a multi-family project, divide the total gallons used by the number of units connected to the meter in the multi-family project.

Commercial

Commercial development ERUs shall pay the same rates as single family residences with average lot sizes of 13,401 to 20,000 square feet and shall be calculated as follows:

$$\frac{\text{Pervious Square Footage}}{10,750 \text{ Square Feet}} = \text{Number of Equivalent Residential Units}$$

Each Commercial ERU shall be charged for their irrigation consumption based on the following schedule.

0	-	36,000	\$1.65
36,001	-	42,000	\$4.15
42,001	-	48,000	\$5.03
48,001	-	54,000	\$5.91
Over 54,000			\$6.80

Golf Courses

Golf Course ERUs shall be calculated the same as single family residences with average lot sizes of 13,401 to 20,000 square feet, however Golf Course ERUs shall pay a reduced base rate for bulk irrigation supply and shall be calculated as follows:

$$\frac{\text{Pervious Square Footage}}{10,750 \text{ Square Feet}} = \text{Number of Equivalent Residential Units}$$

Each Golf Course ERU shall be charged for their irrigation consumption based on the following schedule.

0	-	36,000	\$1.11
36,001	-	42,000	\$4.15
42,001	-	48,000	\$5.03
48,001	-	54,000	\$5.91
Over 54,000			\$6.80

Rights of Way

Bay Creek Community Development District's Rights of Way irrigation accounts shall be exempt from the payment of any commodity fee or conservation fee.

Specific Authority: Chapter 190.035; 190.012; 120.54, Florida Statutes

Law Implemented: Chapter 190.035, Florida Statutes

History: Revisions I through XV to Chapter I

1.04 EFFECTIVE DATE. The Commodity Fee amendment to Chapter I outlined in Section 1.03 of this Rule Amendment of the Bay Creek Community Development District shall become effective on **November 1 2025.**

Specific Authority: Chapter 190.035; 190.012; 120.54, Florida Statutes

Law Implemented: Chapter 190.035, Florida Statutes

History: Revisions I through XV to Chapter I

STATEMENT OF PURPOSE

The Bay Creek Community Development District proposed adoption of Amendment XX to Chapter I of its Rules to modify the rates and charges of the District which provide irrigation water to property within the District.

**ECONOMIC IMPACT STATEMENT
BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

**PROPOSED AMENDMENT NO. XX
TO CHAPTER I
IRRIGATION UTILITY REGULATIONS AND RATES AND CHARGES
FOR UTILITY SERVICE**

1.0 Introduction

This economic impact statement is prepared pursuant to Section 120.54, Florida Statutes to support the rule making action of the Bay Creek Community Development District as it sets rates, fees and charges for its irrigation water utility system.

The purpose of this amendment is to modify the rates and charges of the District which provide irrigation water to property within the District.

2.0 Estimated Costs to the District to Implement the Proposed Rule

- 2.1 The proposed rule will have little if any cost impact on any federal, state or local agency outside of the District. The cost to the District in terms of paper work and similar processing fees is considered to be an insignificant amount when compared to the overall capital and operating costs of the District's water and wastewater utility system.

District costs to enact the proposed rule include:

1. Attorney's Fees
2. Consulting Engineering Fees
3. Advertising costs associated with the adoption of the rule
4. Copying costs for any interested persons requesting the rule, economic impact statement or the notices of the adoption of said rule

2.2 Operations and Maintenance

The direct cost of operating and maintaining the District's utility system as estimated in the budget will be offset by the adoption of this rule.

3.0 Economic Costs and Benefits to all Affected Parties

3.1 Factors governing economic impacts through the imposition of rates, fees and charges.

The proposed increase is a clear form of user fee. Rates, fees and charges are meant to recover the costs identified under paragraph 2.0 of this economic impact state. Through the adoption of this amendment to the rule, the District will be able to provide irrigation water service to properties located within the District which will permit the utilization of said property to its highest and best use. The market place will determine the actual value of the property but clearly the economic benefit exceeds the costs that are anticipated to be incurred through the adoption of this rule and the establishment of the rates, fees and charges.

3.2 Impacts of Visitors, Citizens of Florida, and Local Residents and Business.

The development of properties within the Bay Creek Community Development District will enhance the areas economy. In so doing, visitors, citizens, local residents and business should benefit. The monetary amount of these benefits is difficult to measure but they are real and are believed to be positive.

4.0 Impact on Competition and the Open Market for Employment

4.1 The adoption of the amendment to the rule and the implementation of the rates, fees, and charges will have a positive impact on competition and the open market for employment. The utilization of properties within the District for residential, commercial, and community facility activities will stimulate the local economy creating jobs and income.

5.0 Small Business Impacts

5.1 There is no estimated adverse impact on small business as defined in the Florida Small and Minority Business Assistance Act of 1985.

6.0 Data and Methodology

6.1 The data and methodology used for this impact statement are contained in the adopted Budget of the Bay Creek Community Development District for Fiscal Year 2026 as well as in the District Rate Analysis Report dated September 2026.

Bay Creek Community Development District
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

September , 2025

Legal Advertising
ATTN: Legal Desk
Fort Myers News-Press
P. O. Box 2950
Fort Myers, Florida 33902-2950

email: fnplegals@gannett.com
FAX: 239-335-0332

Subject: Notice of Rule Making/Notice of Intent

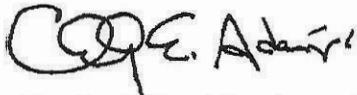
Legals:

Please publish the attached **Notice of Rule Making/Notice of Intent on September , 2025.**
Send proof of publication and invoice to the following:

Account Number: A080725
Bayside and Bay Creek CDDs
2300 Glades Road
Suite 410W
Boca Raton, FL 33431
Phone: (561) 571-0010

Please call Daphne Gillyard, (561) 571-0010, with any questions or concerns.

Sincerely,



Chesley "Chuck" Adams, Jr.
District Manager

CA:dg

Encl.

**NOTICE OF INTENT TO ADOPT A PROPOSED RULE AMENDMENT
BY THE
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapter 120, Florida Statutes, the BAY CREEK COMMUNITY DEVELOPMENT DISTRICT ("District") hereby give the public notice of its intent to amend its rules related to the rates and charges for its irrigation utility usage.

The purpose and effect of the amendments is to increase the commodity usage base rate. Specific legal authority for the rule includes the Section 190.035 and Section 120.54 Florida Statutes.

A copy of the proposed Rule and Statement of Regulatory Costs may be obtained by contacting the District Office, 2300 Glades Road suite 410W; Boca Raton, FL 33431 or by calling (561) 571-0010. Any person who wishes to provide the District with a proposal for alternatives to the proposed rules or comments on the Statement of Regulatory Costs as provided by Section 120.54, Florida Statutes, must do so in writing to the above address within twenty-one (21) days after publication of this notice.

A HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW:

TIME AND DATE: **Monday October 27, 2025 at
2:00 p.m.**

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

This public hearing may be continued to a later date, time and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of proceedings is made which includes the testimony and evidence upon which such appeal is based. Anyone needing special accommodations in order to participate in the meeting should contact the District offices at the number above to make arrangements prior to the meeting.

One or more Supervisors may participate in the public hearing by telephone. There will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

**District Manager
Bay Creek CDD**

Bay Creek Community Development District
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

September , 2025

Legal Advertising
ATTN: Legal Desk
Fort Myers News-Press
P. O. Box 2950
Fort Myers, Florida 33902-2950

email: fnplegals@gannett.com
FAX: 239-335-0332

Subject: Notice of Rule Development

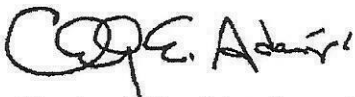
Legals:

Please publish the attached **Notice of Rule Development** on **September , 2025**. Send proof of publication and invoice to the following:

Account Number: A080725
Bayside and Bay Creek CDDs
2300 Glades Road Suite 410W
Boca Raton, Florida 33431

Please call Daphne Gillyard, (561) 571-0010, with any questions or concerns.

Sincerely,



Chesley "Chuck" Adams, Jr.
District Manager

CA:dg

Encl.

**NOTICE OF RULE DEVELOPMENT BY THE
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapter 120, Florida Statutes, the BAY CREEK COMMUNITY DEVELOPMENT DISTRICT ("District") hereby give the public notice of its intent to amend its rules related to the rates and charges for its irrigation utility usage.

The purpose and effect of the amendments are (i) increase the commodity usage base rate. Specific legal authority for the rule includes the Section 190.035 and Section 120.54 Florida Statutes.

A copy of the proposed Rule and Statement of Regulatory Costs may be obtained by contacting the District Office, 2300 Glades Road Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010. Any person who wishes to provide the District with a proposal for alternatives to the proposed rules or comments on the Statement of Regulatory Costs as provided by Section 120.54, Florida Statutes, must do so in writing to the above address within twenty-one (21) days after publication of this notice.

A HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW:

TIME AND DATE: **2:00 p.m.**
 Monday October 27, 2025

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

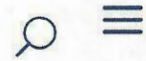
This public hearing may be continued to a later date, time and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of proceedings is made which includes the testimony and evidence upon which such appeal is based. Anyone needing special accommodations in order to participate in the meeting should contact the District offices at the number above to make arrangements prior to the meeting.

One or more Supervisors may participate in the public hearing by telephone. There will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

District Manager
Bay Creek CDD

Beginning Oct. 1, processing fees will apply to credit/debit card and online ACH payments. See full details and fee-free payment options here.

Customer Center ▾



Rates & Charges

-  **Water and Wastewater Rates**
-  **Account Activity & Miscellaneous Service Charges**
-  **Schedule of Special Service Charges**
-  **Tariffs**
-  **ANC Fees**

Water and Wastewater Rates

Please see the **Water Tariff** and **Wastewater Tariff** for complete information. ^

BILLING CHARGE – \$4.61 per account per month.

Single Family Residential, Duplex and Triplex

APPLICABILITY – For service to all single family customers or their equivalent, including duplexes and triplexes, except for those instances where four or more residential units are contained in duplexes or triplexes behind a master meter.

Water

Monthly Base Charge Per Unit \$9.18

Gallage Charge – (Per 1,000 gallons) Per Unit

Block	Usage (gallons)	Charge
1	0 – 6,000	\$4.15
2	6,001 – 12,000	\$5.03
3	12,001 – 18,000	\$5.91
4	18,001 and over	\$6.80

Wastewater

All Meter Sizes – Base Charge \$32.27

Gallage charge \$4.19 per 1,000 gals
(capped at 16,000) Per Unit

Multi-Family and Mixed Master

APPLICABILITY – For service to all multi-family and mixed master customers as herein defined, including those instances where four or

more residential units are contained in duplexes or triplexes behind a master meter.

Water

Monthly Base Charge Per Unit \$7.34

Gallage Charge – (Per 1,000 gallons) Per Unit

Block	Usage (gallons)	Charge
1	0 – 6,000	\$4.15
2	6,001 – 12,000	\$5.03
3	12,001 – 18,000	\$5.91
4	18,001 and over	\$6.80

Wastewater

All Meter Sizes – Base Charge \$25.82

Gallage charge \$4.19 per 1,000 gals
(capped at 16,000) Per Unit