



**SOUTH BAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**HILLSBOROUGH COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 3, 2017  
1:00 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.sbaycdd.org](http://www.sbaycdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT**  
536 Bahia Beach Boulevard,  
Building B First Floor  
Ruskin, FL 33570.  
**REGULAR BOARD MEETING**  
**February 3, 2017**  
**1:00 P.M.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Approval of Minutes
  - 1. January 6, 2016 Regular Board Meeting.....Page 2
- F. Reports
  - 1. Financial Report.....Page 7
  - 2. Legal Report
  - 3. Manager’s Report
  - 4. Chairman’s Report
  - 5. POA Report
  - 6. Bond Holder’s Report
  - 7. Landowner’s Report
- G. Old Business
  - 1. Consider Resolution No. 2017-01 – Adopting Omnibus Delegation Resolution.....Page 13
- H. New Business
  - 1. Discussion Regarding Ownership, Maintenance and Responsibility of the Fishing Pier
  - 2. Discussion Regarding Obligations and Rights and Rules Under the Docks/Upland Reciprocal Easement Agreement
  - 3. Discussion Regarding Lennar’s Application for Installation of Boat Docks
  - 4. Discussion Regarding ongoing Operations and Activities on District Property
  - 5. Discussion Regarding Bike Pathway
  - 6. Joint POA/CDD Workshop Meeting
- I. Comments by the Public for Matters not on the Agenda
- J. Board Members Comments
- K. Adjourn

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hernando/Citrus, Hillsborough, Pasco and Pinellas counties]

Before the undersigned authority personally appeared **Johnnie Murry** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: SBay FY 2016/2017** was published in **Tampa Bay Times: 9/19/16**. in said newspaper in the issues of **Hernando/Citrus, Hillsborough, Pasco and Pinellas counties**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hernando/Citrus, Hillsborough, Pasco and Pinellas counties, Florida, and that the said newspaper has heretofore been continuously published in said counties each day and has been entered as a second class mail matter at the post office in these counties for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

  
Signature of Affiant

Sworn to and subscribed before me this 09/19/2016.

\_\_\_\_\_  
Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the South Bay Community Development District will hold Regular Meetings in the Conference Room at Harborside Suites located at 536 Bahia Beach Boulevard, Building B, First Floor, Ruskin, Florida 33570, at 1:00 p.m. on the following dates:

**October 7, 2016**  
**November 4, 2016**  
**December 2, 2016**  
**January 5, 2017**  
**February 3, 2017**  
**March 3, 2017**  
**April 7, 2017**  
**May 5, 2017**  
**June 2, 2017**  
**July 7, 2017**  
**August 4, 2017**  
**September 8, 2017**

The purpose of the meetings is to conduct any and all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT**

[www.southbaycdd.org](http://www.southbaycdd.org) (356387) 9/19/2016

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 6, 2017

**A. CALL TO ORDER**

The January 6, 2017, Regular Board Meeting of the South Bay Community Development District was called to order at 1:00 p.m. in the Conference Room of Harborside Suites located at 536 Bahia Beach Boulevard, Building B, First Floor, Ruskin, Florida 33570.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Tampa Tribune* on September 19, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors: Chairman W. Thomas Grimm, Vice Chairman Brett Vogeler and Supervisors Brady Lefere, Leah Popelka and Robert McCarthy constituted a quorum and was in order for the meeting to commence.

Staff present by telephone were: District Managers Richard Ellington (via conference call) and Kathleen Dailey of Special District Services, Inc.; and District Counsel David Smith of Gray-Robinson, P.A.

Others present were: Michael Brooks (via conference call); Zina Lucas, Manager; Glenn Patton, POA President; Robert Newhart, Tara Brown, Oscar Rivas, Kent Massey, Nancy Bryant, Gary Queen and Ben Tori.

**D. ADDITIONS OR DELETIONS TO AGENDA.**

Mr. Vogeler requested the addition of Parking Lot Restriping under the POA Report.

**E. APPROVAL OF MINUTES**

**1. November 4, 2016, Regular Board Meeting**

The minutes of the November 4, 2016, Regular Board Meeting were presented for approval. A **motion** was made by Mr. Vogeler, seconded by Ms. Popelka and carried unanimously approving the minutes of the November 4, 2016, Regular Board Meeting, as presented.

**F. REPORTS**

**1. Financial Report**

Ms. Dailey presented the financial report noting that all looks good and that there is \$177,813 in the operating reserve.

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 6, 2017

Mr. McCarthy asked if the electric bill had been paid by the POA and Mr. Grimm stated that it had been.

Mr. Lafere asked if a year-to-date budget column could be added to the financial report and Mr. Ellington responded that he would look in to it.

Ms. Popelka stated that the SPE had not yet made their quarterly installment, so the reserves are actually better than what is shown.

## **2. Legal Report**

Mr. Smith read a proposed resolution authorizing the Chairman to move forward on executing certain documents between meetings. Mr. Grimm explained that matters had come up during the month, particularly related to repairs and small administrative items, that the approval of a resolution would allow the Chairman to handle. Mr. McCarthy stated that he believed the State statute allows the Chairman to do repairs that are considered an emergency of up to \$5,000. Mr. Brooks agreed with what Mr. McCarthy had said, but that this goes further and fills in the gap for emergency, permit and development matters. It was the consensus of the Board to put the resolution on next month's agenda.

## **3. Manager's Report**

There was no Manager's Report at this time.

## **4. Chairman's Report**

Mr. Grimm stated that the Jet Ski concession had been completed and included a liability policy.

## **5. POA Report**

### **a. Identify CDD Property for Community Pool to Lease or Purchase**

Glenn Patton, President of the POA, stated that it was a future goal of the POA to control or possess the amenities owners enjoy, of which most are currently owned privately. He explained that the POA is researching various areas to locate a pool, a playground and tennis courts and noted that they want to work with Little Harbor Development to acquire the basketball courts and are developing a wish list.

### **b. Permission to Install a Well**

Mr. Patton stated that the POA pays for irrigation and in some areas of the development, city water is used, which can cost between \$10,000 and \$12,000 more annually. They would like to install a well to serve Antigua Cove and have identified a spot near the marina, by the electrical box. It is CDD land adjacent to the bondholders land. There was

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 6, 2017

a general discussion on the costs and Ms. Popelka suggested, and there was consensus of the Board that the POA put together a report with total costs to be discussed at the joint meeting. Mr. Vogeler suggested moving toward getting all interconnects changed to wells and off city water for irrigation.

**c. (ADDED) Parking Restriping**

Ms. Lucas announced that the quotes for the restriping ranged between \$45,000 and \$235,000. She indicated that they also want to re-address the number of handicapped spots and spots designated for golf carts in the parking area south of the restaurant. Mr. Smith advised that if the lot is re-milled, it will need to be brought up to ADA compliance. Mr. Patton noted that he was not satisfied with the bids and Mr. Grimm requested that the issue be discussed at the joint meeting between the CDD and POA.

**d. Miscellaneous**

Mr. Patton requested assistance with communications with County authorities for a sidewalk to be installed on Shell Point Road up to the ELAP property. Mr. Grimm agreed to go with Mr. Patton to meet with the County on this issue.

Mr. McCarthy asked about street lights being on 24 hours a day, as he had reported it 3 or 4 days ago. Ms. Lucas replied that she was aware of the issue and is having the matter looked into.

Mr. Queen asked about the direction sign and Ms. Lucas indicated that it is in the permitting process. Mr. Grimm stated that he would make a phone call on it.

Mr. Brooks noted that he had met with the County regarding a request for a bike pathway. He requested that this be item be placed on a future agenda for presentation on what needs to be done.

**6. Bondholder's Report**

There was no Bondholder's Report at this time.

**7. Landowners' Report**

Mr. Brooks explained that the master document plan governs all the dock spaces. He asked if the CDD would be willing to authorize Mr. Grimm to compose a letter of support that will be used for the reinforcing of docks in the development, which he reminded those present, is a boating resort community.

A **motion** was made by Mr. McCarthy, seconded by Ms. Popelka and passed unanimously for the drafting of such a letter to support applications from Lennar.

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 6, 2017

Mr. Patton asked if some docks could be permitted for kayaks and if that could be included in the support letter. Mr. McCarthy agreed, and it was the consensus of the Board, to make kayaks part of the joint meeting discussion.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**H. NEW BUSINESS**

**1. Discussion Regarding Scheduling of Joint POA/CDD Workshop to Discuss Areas of Mutual Interest**

There was general discussion that a joint session would be held at the next CDD meeting in February with the POA and parking, resealing, and kayaks would be made a part of that agenda.

**I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. COMMENTS FROM THE PUBLIC FOR MATTERS NOT ON THE AGENDA**

There were no comments from the public for matters not on the agenda.

**K. BOARD MEMBER COMMENTS**

There were no comments from the Members of the Board.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Vogeler, seconded by Mr. Lefere and passed unanimously to adjourn the meeting at 2:34 p.m.

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 6, 2017

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Secretary/Assistant Secretary

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Chair/Vice-Chair



South Bay  
Community Development District

**Financial Report For  
December 2016**

**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
DECEMBER 2016**

	Annual Budget 10/1/16 - 9/30/17	Actual Dec-16	Year To Date Actual 10/1/16 - 12/31/16	Year To Date Budget 10/1/16 - 12/31/16
<b>REVENUES</b>				
Administrative Assessments (On-Roll)	67,040	46,129	55,746	55,000
Administrative Assessments (Off-Roll)	153,052	12,323	54,343	54,363
Maintenance Assessments (On-Roll)	91,199	62,745	75,825	74,000
Maintenance Assessments (Off-Roll)	208,285	16,768	73,945	73,944
Debt Assessments - A1 (On-Roll)	613,443	421,959	509,926	505,000
Debt Assessments - A1 (Off-Roll)	245,958	10,487	122,979	122,900
Debt Assessments - B1 (Off-Roll)	464,838	9,273	9,273	9,273
Other Income	0	3,394	3,394	0
Interest Income	240	0	51	60
<b>TOTAL REVENUES</b>	<b>\$ 1,844,055</b>	<b>\$ 583,078</b>	<b>\$ 905,482</b>	<b>\$ 894,540</b>
<b>O &amp; M EXPENDITURES</b>				
Supervisor Fees	6,000	0	1,600	1,000
Payroll Taxes (Employer)	480	0	122	80
Engineering	4,500	0	0	1,125
Surveying	1,500	0	0	375
Management	35,208	2,934	8,802	8,802
Legal	42,000	2,910	8,239	10,500
Legal - Litigation	7,500	2,010	2,490	1,875
Assessment Roll	6,000	0	0	0
Auditing Fees	6,750	0	0	0
Arbitrage Rebate Fee	650	0	0	0
Travel Per Diam	3,000	186	186	750
Insurance	7,000	0	6,725	7,000
Legal Advertising	3,500	1,183	1,183	1,000
Miscellaneous	1,510	1	120	375
Postage	550	3	59	135
Office Supplies	1,000	70	242	249
Dues & Subscriptions	175	0	175	175
Website Management	1,500	125	375	375
Trustee Fees	11,500	0	0	0
Continuing Disclosure Fee	5,000	5,000	5,000	5,000
Property Taxes	1,000	3,642	3,642	1,000
Reserve	70,000	0	0	15,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 216,323</b>	<b>\$ 18,064</b>	<b>\$ 38,960</b>	<b>\$ 54,816</b>
<b>MAINTENANCE EXPENDITURES</b>				
POA Maintenance	144,000	12,000	36,000	36,000
Seawall Repairs	150,000	0	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 294,000</b>	<b>\$ 12,000</b>	<b>\$ 36,000</b>	<b>\$ 36,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 510,323</b>	<b>\$ 30,064</b>	<b>\$ 74,960</b>	<b>\$ 90,816</b>
<b>EXCESS/(SHORTFALL)</b>	<b>\$ 1,333,732</b>	<b>\$ 553,014</b>	<b>\$ 830,522</b>	<b>\$ 803,724</b>
Payment To Trustee (A-1 Bond)	(822,593)	(407,533)	(602,708)	(600,000)
Payment To Trustee (B-1 Bond)	(464,838)	(9,273)	(9,273)	(9,273)
<b>BALANCE</b>	<b>\$ 46,301</b>	<b>\$ 136,208</b>	<b>\$ 218,541</b>	<b>\$ 194,451</b>
County Appraiser & Tax Collector Fee	(15,434)	(10,194)	(12,317)	(12,000)
Discounts for Early Payments	(30,867)	(21,147)	(25,672)	(25,000)
<b>NET EXCESS/(SHORTFALL)</b>	<b>\$ 0</b>	<b>\$ 104,867</b>	<b>\$ 180,552</b>	<b>\$ 157,451</b>

Bank Balance As Of 11/30/16	\$ 406,628.93
Funds Received: 12/1/16 - 12/31/16	\$ 548,484.81
Disbursements: 12/1/16 - 12/31/16	\$ 528,979.70
Bank Balance As Of 12/31/16	\$ 426,134.04
Accounts Payable As Of 12/31/16	\$ 13,239.52
Accounts Receivable As Of 12/31/16	\$ 3,252.81
Available Funds As Of 12/31/16	\$ 416,147.33

**South Bay Community Development District  
Expenditures  
December 2016**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
<b>Expenditures</b>					
<b>511.311 · Management Fees</b>					
	12/31/2016	2016-3930	Special District Services, Inc.	Invoice 2016-3930 for Dec 2016	2,934.00
Total 511.311 · Management Fees					<u>2,934.00</u>
<b>511.315 · Legal Fees</b>					
	12/31/2016	10680753	Gray Robinson	File# 40242-2 General Rep Invoice# 10680753	2,910.00
Total 511.315 · Legal Fees					<u>2,910.00</u>
<b>511.441 · Travel &amp; Per Diam</b>					
	12/31/2016	2016-3930	Special District Services, Inc.	Invoice 2016-3930 for Nov 2016 Travel	186.18
Total 511.441 · Travel & Per Diam					<u>186.18</u>
<b>511.480 · Legal Advertisements</b>					
	12/15/2016	368755-A	Tampa Bay Times	Notice of LO Mtg & Reg Board Mtg	1,182.80
Total 511.480 · Legal Advertisements					<u>1,182.80</u>
<b>511.512 · Miscellaneous</b>					
	12/31/2016	2016-3930	Special District Services, Inc.	Invoice 2016-3930 for Nov 2016 Storage	1.20
Total 511.512 · Miscellaneous					<u>1.20</u>
<b>511.513 · Postage and Delivery</b>					
	12/31/2016	2016-3930	Special District Services, Inc.	Invoice 2016-3930 for Nov 2016 Postage	3.39
Total 511.513 · Postage and Delivery					<u>3.39</u>
<b>511.514 · Office Supplies</b>					
	12/31/2016	2016-3930	Special District Services, Inc.	Invoice 2016-3930 for Nov 2016 Copies	21.75
	12/31/2016	2016-3930	Special District Services, Inc.	Invoice 2016-3930 for Nov 2016 Meeting books	48.00
Total 511.514 · Office Supplies					<u>69.75</u>
<b>511.551 · Website Hosting Fees</b>					
	12/31/2016	2016-3930	Special District Services, Inc.	Invoice 2016-3930 for Dec 2016	125.00
Total 511.551 · Website Hosting Fees					<u>125.00</u>
<b>511.734 · Continuing Disclosure Fee</b>					
	12/12/2016	62	Lerner Reporting Service, Inc	FY 16-17 Dissemination/Continuing Disclousre Fee	5,000.00
Total 511.734 · Continuing Disclosure Fee					<u>5,000.00</u>
<b>511.800 · Property Taxes</b>					
	12/01/2016	A0315870025	Doug Belden, Tax Collector	impact fees for costs of water & wastewater at gatehouse	388.85
	12/09/2016	A0319200306	Doug Belden, Tax Collector	ACCT#A0319200306-2016 Property Taxes	3,252.81
Total 511.800 · Property Taxes					<u>3,641.66</u>

**South Bay Community Development District  
Expenditures  
December 2016**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
<b>511.882 - Common Area Maintenance</b>					
	12/01/2016	DEC 2016	Little Harbor POA	Common Area Maintenance DEC 2016	<u>12,000.00</u>
Total 511.882 - Common Area Maintenance					<u>12,000.00</u>
<b>512.315 - Legal - Litigation</b>					
	12/18/2016	10680767	Gray Robinson	Little Harbor Marina, LLC v Harborside Suites, LLC et al (Quiet Title)	1,470.00
	12/31/2016	10680761	Gray Robinson	File# 40242-11 Serenity Bay, Inc Invoice# 10680761	<u>540.00</u>
Total 512.315 - Legal - Litigation					<u>2,010.00</u>
<b>Total Expenditures</b>					<b>30,063.98</b>

**South Bay Community Development District**  
**Balance Sheet**  
**As of December 31, 2016**

	<u>Operating Fund</u>	<u>Debt Service Fund (05)</u>	<u>Debt Service Fund (15)</u>	<u>Capital Projects Fund</u>	<u>Gen Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
<b>ASSETS</b>							
<b>Current Assets</b>							
<b>Checking/Savings</b>							
Seacoast Bank	426,134.04	0.00	0.00	0.00	0.00	0.00	426,134.04
<b>Total Checking/Savings</b>	<b>426,134.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>426,134.04</b>
<b>Total Current Assets</b>	<b>426,134.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>426,134.04</b>
<b>Other Assets</b>							
Investments - Construction Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Interest Account (A1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Revenue Account	0.00	17,490.61	0.00	0.00	0.00	0.00	17,490.61
Investments - Reserve Account (A)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Account (B1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Prepayment Account (B1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Account (B2)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Interest Account (B1)	0.00	0.00	5.10	0.00	0.00	0.00	5.10
Investments - Interest Account (B2)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Revenue Account (2015-1)	0.00	0.00	182,378.42	0.00	0.00	0.00	182,378.42
Investments - Reserve Account (2015-A1)	0.00	0.00	411,396.27	0.00	0.00	0.00	411,396.27
Investments - Reserve Account (2015-B1)	0.00	0.00	232,418.76	0.00	0.00	0.00	232,418.76
Investments - Revenue Account (2015-2)	0.00	0.00	136.84	0.00	0.00	0.00	136.84
Investments - Reserve Account (2015-A2)	0.00	0.00	1,073,260.06	0.00	0.00	0.00	1,073,260.06
Investments - Reserve Account (2015-B2)	0.00	0.00	275,550.02	0.00	0.00	0.00	275,550.02
Investments - Cost Of Issuance (2015-1)	0.00	0.00	1,685.95	0.00	0.00	0.00	1,685.95
Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A/R Miscellaneous	3,252.81	0.00	0.00	0.00	0.00	0.00	3,252.81
Land	0.00	0.00	0.00	0.00	16,812,056.00	0.00	16,812,056.00
Infrastructure	0.00	0.00	0.00	0.00	27,853,947.00	0.00	27,853,947.00
Accumulated Depreciation	0.00	0.00	0.00	0.00	-1,392,697.00	0.00	-1,392,697.00
Amount Available In DSF (2005)	0.00	0.00	0.00	0.00	0.00	17,490.61	17,490.61
Amount Available In DSF (2015)	0.00	0.00	0.00	0.00	0.00	2,176,831.42	2,176,831.42
Amount To Be Provided	0.00	0.00	0.00	0.00	0.00	38,675,677.97	38,675,677.97
<b>Total Other Assets</b>	<b>3,252.81</b>	<b>17,490.61</b>	<b>2,176,831.42</b>	<b>0.00</b>	<b>43,273,306.00</b>	<b>40,870,000.00</b>	<b>86,340,880.84</b>
<b>TOTAL ASSETS</b>	<b>429,386.85</b>	<b>17,490.61</b>	<b>2,176,831.42</b>	<b>0.00</b>	<b>43,273,306.00</b>	<b>40,870,000.00</b>	<b>86,767,014.88</b>

**South Bay Community Development District**  
**Balance Sheet**  
**As of December 31, 2016**

	<u>Operating Fund</u>	<u>Debt Service Fund (05)</u>	<u>Debt Service Fund (15)</u>	<u>Capital Projects Fund</u>	<u>Gen Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
<b>LIABILITIES &amp; EQUITY</b>							
<b>Liabilities</b>							
<b>Current Liabilities</b>							
Due To Trustee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To Bondholders	0.00	6,755,000.00	0.00	0.00	0.00	0.00	6,755,000.00
Accounts Payable	<u>13,239.52</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,239.52</u>
<b>Total Accounts Payable</b>	<u>13,239.52</u>	<u>6,755,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,768,239.52</u>
<b>Total Current Liabilities</b>	13,239.52	6,755,000.00	0.00	0.00	0.00	0.00	6,768,239.52
<b>Long Term Liabilities</b>							
Special Assessment Debt (2005)	0.00	0.00	0.00	0.00	0.00	6,755,000.00	6,755,000.00
Special Assessment Debt (2015A-1)	0.00	0.00	0.00	0.00	0.00	9,590,000.00	9,590,000.00
Special Assessment Debt (2015B-1)	0.00	0.00	0.00	0.00	0.00	9,070,000.00	9,070,000.00
Special Assessment Debt (2015A-2)	0.00	0.00	0.00	0.00	0.00	11,280,000.00	11,280,000.00
Special Assessment Debt (2015B-2)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,175,000.00</u>	<u>4,175,000.00</u>
<b>Total Long Term Liabilities</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>40,870,000.00</u>	<u>40,870,000.00</u>
<b>Total Liabilities</b>	13,239.52	6,755,000.00	0.00	0.00	0.00	40,870,000.00	47,638,239.52
<b>Equity</b>							
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	44,666,003.00	0.00	44,666,003.00
Retained Earnings	235,595.29	-6,734,656.25	2,536,660.99	0.00	-1,392,697.00	0.00	-5,355,096.97
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	<u>180,552.04</u>	<u>-2,853.14</u>	<u>-359,829.57</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-182,130.67</u>
<b>Total Equity</b>	<u>416,147.33</u>	<u>-6,737,509.39</u>	<u>2,176,831.42</u>	<u>0.00</u>	<u>43,273,306.00</u>	<u>0.00</u>	<u>39,128,775.36</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>429,386.85</b></u>	<u><b>17,490.61</b></u>	<u><b>2,176,831.42</b></u>	<u><b>0.00</b></u>	<u><b>43,273,306.00</b></u>	<u><b>40,870,000.00</b></u>	<u><b>86,767,014.88</b></u>

**RESOLUTION NO. 2017-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT DELEGATING LIMITED, DEFINED AUTHORITY TO THE DISTRICT CHAIRMAN TO EXECUTE CERTAIN DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors ("Board") of the South Bay Community Development District ("District") manages and governs the territorial lands within the District; and,

**WHEREAS**, as a part of the financial reconciliation and restricting of the development projects to take place within the District, the District entered into various agreements in which the District agreed to cooperate with the property owners to complete the development; and,

**WHEREAS**, timely completion of the proposed development in the District is necessary to fund the reimbursement of the debt of the District via payment of assessments pledged to the payment of said debt; and,

**WHEREAS**, because the District meets every other month, occasionally there are matters which should be addressed expeditiously that have little or no financial impact on the District the delay of which could needlessly increase costs to the proposed development within the district.

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

**Section 1. Authorization to Execute Boat Dock Authorization Forms.** The Board hereby authorizes and delegates to its District Chairman the authority to approve and execute documents, acts, forms, or consents related to minor, ministerial acts of the District to facilitate the projected development within the District so long as (1) the document, act, form, or consent does not involve a financial commitment or obligation for the District, (2) the document, act, form, or consent has been reviewed and approved by the District Manager and District Counsel, (3) the document, act, form, or consent is not inconsistent and does not violate any prior agreement, rule, regulation, policy, resolution, or binding commitment or obligation of the District, and (4) the document, act, form, or consent is accompanied by a binding commitment on the part of the entity requesting same that indemnifies, releases and holds harmless the District from any liability or damages arising out of the approval and execution of the document, act, form, or consent.

**Section 2. Severability.** If any portion or portions of this Resolution are declared to be invalid, the remaining portions shall have the same force and effect as though such invalid portion or portions had not been included.

**Section 3. Effective Date.** This resolution shall take effect immediately upon adoption.

**PASSED, ADOPTED, RESOLVED AND EFFECTIVE** this 6<sup>TH</sup> day of January, 2017.

**ATTEST;**

**SOUTH BAY  
COMMUNITY DEVELOPMENT DISTRICT**

**By:** \_\_\_\_\_  
**Secretary/Assistant Secretary**

**By:** \_\_\_\_\_  
**Chairman/Vice Chairman**