



**SOUTH BAY
COMMUNITY DEVELOPMENT
DISTRICT**

**HILLSBOROUGH COUNTY
REGULAR BOARD MEETING
MAY 5, 2017
1:00 P.M.**

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

www.sbaycdd.org
561.630.4922 Telephone
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561.630.4923 Facsimile

AGENDA
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
536 Bahia Beach Boulevard,
Building B First Floor
Ruskin, FL 33570
REGULAR BOARD MEETING
May 5, 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. April 7, 2017 Regular Board Meeting.....Page 2
- F. Reports
 - 1. Financial Report.....Page 8
 - 2. Legal Report
 - 3. Manager’s Report
 - 4. Chairman’s Report
 - 5. POA Report
 - a. Discussion on Pier Ownership
 - b. POA Budget.....Page 13
 - c. Letter.....Page 14
 - 6. Bond Holder’s Report
 - 7. Landowner’s Report
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Proposed Budget.....Page 16
- I. Administrative Matters
- J. Comments by the Public for Matters not on the Agenda
- K. Board Members Comments
- L. 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 (356387) 9/19/2016

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 7, 2017

A. CALL TO ORDER

The April 7, 2017, Regular Board Meeting of the South Bay Community Development District was called to order at 1:02 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 Lafere, Leah Popelka and Robert McCarthy constituted a quorum and was in order for the meeting to commence.

Staff present were: District Manager Kathleen Dailey of Special District Services, Inc.; and District Counsel Tom Cloud of Gray-Robinson, P.A.

Others present were: District residents Tara Brown, Cindy Davidson, Nancy Bryant, Kent Wanninger, Travis Biggar, James Leckie, Calder Creelman and RM Gabriele.

Also present were: Glenn Patton – POA President; Zina Lucas – Manager; Gary Queen – Little Harbor Development; Robert Newhart – Restaurant Manager; and Michael McElligott – Special District Services, Inc. (via conference call).

D. ADDITIONS OR DELETIONS TO AGENDA

Mr. Grimm asked to go over budget dates and the process under the Manager's Report.

E. APPROVAL OF MINUTES

1. February 3, 2017, Regular Board Meeting

It was noted that David Smith, not Tom Cloud, was present at the meeting as Counsel for the District and that any statements indicated as made by Mr. Cloud would be changed to reflect Mr. Smith.

A **motion** was then made by Mr. Vogeler, seconded by Mr. McCarthy and carried unanimously approving the minutes of the February 3, 2017, Regular Board Meeting, as amended.

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 7, 2017

F. REPORTS

1. Financial Report

Ms. Dailey went over the financial report.

Mr. Vogeler suggested that the POA submit a budget to the District before the preliminary budget is distributed. There was a discussion of the POA/CDD Expense Report that was included in the agenda, specifically of items that were added and those that had previously been POA expenses. Mr. Vogeler stated that several items, such as security and the beach attendant, were considered part of the amenities and were in the POA, not the CDD budget.

Ms. Popelka pointed out that the monthly expenses are not equal to what the CDD pays the POA and Mr. Patton reiterated that the District only reimburses the POA \$12,000 per month. Mr. Patton continued that the argument could be made that expenses have gone up, as Lennar has built more homes and he feels the expenses in the report are appropriate for the CDD. Mr. Vogeler noted that there is a difference between amenities versus infrastructure. Mr. Cloud stated that several items on the list have never been District items and that this allows both Boards the opportunity to better allocate what makes sense as to who pays for what.

Mr. McCarthy indicated that he felt the Board should share costs on some items and keep the \$12,000 payment the same; that the POA should figure out how to work within that budget.

Mr. Vogeler noted that he is concerned with the legal aspect of some of the expenses and Mr. Cloud responded that if it serves a public purpose, CDD funds could be used.

Mr. Patton stated that he would like Nancy Bryant to work with the CDD on the budget and it was consensus of the Board that Mr. Vogeler would work with the POA on a budget.

2. Legal Report

There was no Legal Report at this time.

3. Manager's Report

Ms. Dailey advised that the preliminary budget would be presented at the May 5th meeting with the final budget and public hearing being tentatively scheduled for July 7th. She went over the process of the budget and noted that the budget could decrease, but could not increase, after approval of the proposed budget. Ms. Popelka asked when the deadline for a change in assessments was and Ms. Dailey indicated she would obtain that information prior to the next meeting.

4. Chairman's Report

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 7, 2017

There was no Chairman's Report at this time.

5. POA Report

- **Update on Land Swap**

Mr. Patton advised that he was working with Little Harbor Development and the CDD on the land swap. He noted that it was taking longer than anticipated, but is moving forward.

Mr. Grimm gave a background on the land swap and there was general discussion on the history of amenities versus the need for parking. Mr. Patton stated that he would like to keep one tennis court and one basketball court. Mr. Grimm suggested a land use study performed and that all parties involved add money to their budgets for such a plan.

A **motion** was made by Mr. Lafere, seconded by Ms. Popelka and passed unanimously to add a line item to the 2017-18 budget for land use planning in the amount of \$10,000.

- **POA/CDD Monthly Expense Report (October 2016 – February 2017)**

This item was discussed under a previous agenda item.

- **South Beach Parking Lot Quotes**

Ms. Lucas stated that three vendors had proposed three options. The options included adding golf cart spaces and additional parking spaces. She asked for direction from the Board on what options they would like to see in the proposal, so that she can get comparable quotes.

Ms. Lucas presented another proposal repairing and improving the entryway to Sunset Grill from the north parking area, as the insurance adjuster had said it is a tripping hazard and may cause vehicle damage. Mr. Grimm asked Ms. Lucas if she had spoken to the restaurant management about sharing the cost and Ms. Lucas responded that she had not. At this point, Michael McElligott went online and noted that there was about \$100,000 left in the bank balance, plus another \$100,000 in unused funds. So approximately \$200,000 should be available at year end. Ms. Popelka responded that the bottom line is that the District has some cash to make these repairs. Mr. Cloud noted that some type of protocol is needed in order to collect fees to replenish the reserves. Mr. McCarthy indicated that he felt that this a valid expense of the District's reserves. Mr. Vogeler suggested a "pay for parking" system be set up and to obtain quotes for a study of income versus expenses. Mr. Newhart added that about 80% of the parking lot is used by restaurant patrons and the other 20% is used by people who come to see the sunset or use the beach. He suggested a lease arrangement where they would maintain and charge for parking with a discount sticker or other method for residents.

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 7, 2017

A **motion** was made by Mr. McCarthy, seconded by Ms. Popelka and passed unanimously to move forward with both repairs on the parking facility with additional parking, as proposed, subject to normal procurement policies. The Board requested that the proposals be brought back to the next meeting.

Mr. Vogeler suggested looking into different types of parking payments and Ms. Bryant advised that the POA is currently working with a company in Orlando to perform such a study. It was the consensus of the Board to have the POA take responsibility for this study.

Mr. Patton brought up Shell Point Road and the potential for asking for political help to get a sidewalk built from U.S. 41 to the development. Mr. McCarthy stated that the County is looking at the project and it would help to put the District's support in written form. It was the consensus of the Board for Mr. Grimm to prepare such a letter and send it to the proper County authorities.

Cindy Davidson brought up the reciprocal service from the Sheriff's office in the development and Mr. McCarthy stated he would check with the appropriate individuals and bring back an answer.

6. Bondholder's Report

Ms. Popelka reported that the seawall repairs have been made. Mr. Patton asked if they could look at the helicopter landing pad as the remains of the fence needs repair. Ms. Popelka indicated she would look into the issue.

7. Landowners' Report

Mr. Lafere stated that the back of the cul-de-sac in Antigua Cove is going to be repaired in the coming weeks.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2017-02 – Electronic Approval Process and Authorized Signatories

Resolution No. 2017-02 was presented, entitled:

RESOLUTION NO. 2017-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT,**

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 7, 2017

AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Ms. Dailey explained the resolution.

A **motion** was then made by Ms. Popelka, seconded by Mr. Vogeler and passed unanimously approving Resolution No. 2017-02, naming Mr. Grimm as the signatory for the District.

2. Discussion Regarding Pier Ownership – Convey CDD Interest to POA by Quit Claim Deed

Mr. Cloud explained that the District does not own the pier and thought that any interest could be quit claimed to the POA. Mr. Grimm felt that the POA should be responsible for insurance. Mr. Queen indicated that he felt the pier was an important amenity and Mr. Patton stated that he believes Sunset Grill also has an interest. It was agreed that the POA, Little Harbor Development and Sunset Grill would all get together to discuss this matter.

3. Discussion Regarding T-Docks Accounting and Removal of “Permanent” Boats

Mr. Grimm stated that this is a convoluted agreement between Little Harbor Development and the CDD. He opined that he believes there should be a payment for using the docks and will bring the issue back at a future meeting.

4. Discussion Regarding del Sol Road Ownership by CDD

Mr. Grimm will notify Bahia del Sol Condo Association that the CDD owns the northern part of Bahia del Sol Drive, but since that portion of the road itself is not within the District's boundaries, and the owners cannot be assessed for any repairs or maintenance, the District would be willing to convey it to whomever and will not do any maintenance or repairs unless an agreement can be reached with the adjoining property owners.

5. Discussion Regarding Shell Point Road “Walkway” Tax Certificate

Mr. Grimm reported that it was now clear that the easement through the ELAPP property had never been owned by the District, although the easement along the east side of 32nd Street was to be owned by the District to supply the connection with Riverton to Little Harbor. Counsel will need to determine if, in fact, the District's 32nd Street easement was not included in the tax certificate sale.

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6. Discussion Regarding Hooks Restaurant Sign on CDD Right-of-Way

Mr. Grimm noted that the Hooks Restaurant sign was on the CDD right-of-way and that no request for approval for same had ever been submitted. This item was deferred until the next meeting.

7. Discussion Regarding 99 Slip Use Rights by CDD

The Chairman noted that Counsel had advised that the end of the T-docks were for the benefit of the CDD, as was the case of the Antiqua Cove Marina. Gary Queen, the representative for LH Development, stated that such was news to him. This item was deferred to another meeting.

I. COMMENTS FROM THE PUBLIC FOR MATTERS NOT ON THE AGENDA

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

J. BOARD MEMBER COMMENTS

There were no comments from the Members of the Board.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Vogeler, seconded by Mr. Lafere and passed unanimously to adjourn the meeting at 3:16 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

South Bay
Community Development District

**Financial Report For
March 2017**

**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2017**

	Annual Budget 10/1/16 - 9/30/17	Actual Mar-17	Year To Date Actual 10/1/16 - 3/31/17	Year To Date Budget 10/1/16 - 3/31/17
REVENUES				
Administrative Assessments (On-Roll)	67,040	1,254	60,323	61,018
Administrative Assessments (Off-Roll)	153,052	0	103,703	103,706
Maintenance Assessments (On-Roll)	91,199	1,706	81,971	82,598
Maintenance Assessments (Off-Roll)	208,285	0	141,110	141,113
Debt Assessments - A1 (On-Roll)	613,443	11,476	551,256	559,219
Debt Assessments - A1 (Off-Roll)	245,958	0	184,468	184,400
Debt Assessments - B1 (Off-Roll)	464,838	223,146	237,056	237,056
Other Income	0	0	3,394	0
Interest Income	240	55	257	120
TOTAL REVENUES	\$ 1,844,055	\$ 237,637	\$ 1,363,538	\$ 1,369,230
O & M EXPENDITURES				
Supervisor Fees	6,000	0	3,000	3,000
Payroll Taxes (Employer)	480	0	230	240
Engineering	4,500	0	0	2,250
Surveying	1,500	0	0	750
Management	35,208	2,934	17,604	17,604
Legal	42,000	7,468	29,096	21,000
Legal - Litigation	7,500	0	2,490	3,750
Assessment Roll	6,000	0	0	0
Auditing Fees	6,750	0	0	0
Arbitrage Rebate Fee	650	650	650	650
Travel Per Diam	3,000	95	376	1,500
Insurance	7,000	0	6,725	7,000
Legal Advertising	3,500	0	1,183	1,500
Miscellaneous	1,510	45	400	750
Postage	550	61	222	270
Office Supplies	1,000	24	327	498
Dues & Subscriptions	175	0	175	175
Website Management	1,500	125	750	750
Trustee Fees	11,500	0	0	0
Continuing Disclosure Fee	5,000	0	5,000	5,000
Property Taxes	1,000	0	3,642	1,000
Reserve	70,000	0	0	30,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 216,323	\$ 11,402	\$ 71,870	\$ 97,687
MAINTENANCE EXPENDITURES				
POA Maintenance	144,000	12,000	72,000	72,000
Seawall Repairs	150,000	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 294,000	\$ 12,000	\$ 72,000	\$ 72,000
TOTAL EXPENDITURES	\$ 510,323	\$ 23,402	\$ 143,870	\$ 169,687
EXCESS/(SHORTFALL)	\$ 1,333,732	\$ 214,235	\$ 1,219,668	\$ 1,199,543
Payment To Trustee (A-1 Bond)	(822,593)	(11,177)	(703,845)	(711,296)
Payment To Trustee (B-1 Bond)	(464,838)	(223,146)	(237,056)	(237,056)
BALANCE	\$ 46,301	\$ (20,088)	\$ 278,767	\$ 251,191
County Appraiser & Tax Collector Fee	(15,434)	(287)	(13,334)	(13,716)
Discounts for Early Payments	(30,867)	(88)	(26,772)	(27,931)
NET EXCESS/(SHORTFALL)	\$ 0	\$ (20,463)	\$ 238,661	\$ 209,544

Bank Balance As Of 2/28/17	\$ 499,313.69
Funds Received: 3/1/17 - 3/31/17	\$ 237,262.09
Disbursements: 3/1/17 - 3/31/17	\$ 254,170.78
Bank Balance As Of 3/31/17	\$ 482,405.00
Accounts Payable As Of 3/31/17	\$ 11,401.69
Accounts Receivable As Of 3/31/17	\$ 3,252.81
Available Funds As Of 3/31/17	\$ 474,256.12

South Bay Community Development District
Expenditures
March 2017

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
511.311 · Management Fees					
	03/31/2017	2017-408	Special District Services, Inc.	Invoice 2017-408 for March 2017	2,934.00
Total 511.311 · Management Fees					<u>2,934.00</u>
511.315 · Legal Fees					
	03/31/2017	10699395	Gray Robinson	File# 40242-2 General Rep Invoice# 10699395	7,467.90
Total 511.315 · Legal Fees					<u>7,467.90</u>
511.330 · Arbitrage Rebate Fee					
	03/08/2017	1168	LLS Tax Solutions, Inc.	Arbitrage rebate calculation report fee Series 2005A	650.00
Total 511.330 · Arbitrage Rebate Fee					<u>650.00</u>
511.441 · Travel & Per Diam					
	03/31/2017	2017-408	Special District Services, Inc.	Invoice 2017-408 for March 2017 Travel	95.23
Total 511.441 · Travel & Per Diam					<u>95.23</u>
511.512 · Miscellaneous					
	03/31/2017	2017-408	Special District Services, Inc.	Invoice 2017-408 for March 2017 Conf. call	3.68
	03/31/2017	2017-408	Special District Services, Inc.	Invoice 2017-408 for March 2017 Storage	1.75
	03/31/2017	2017-408	Special District Services, Inc.	Invoice 2017-408 for March 2017 meeting books	40.00
Total 511.512 · Miscellaneous					<u>45.43</u>
511.513 · Postage and Delivery					
	03/31/2017	2017-408	Special District Services, Inc.	Invoice 2017-408 for March 2017 FedEx Charges	54.14
	03/31/2017	2017-408	Special District Services, Inc.	Invoice 2017-408 for March 2017 Postage	6.44
Total 511.513 · Postage and Delivery					<u>60.58</u>
511.514 · Office Supplies					
	03/31/2017	2017-408	Special District Services, Inc.	Invoice 2017-408 for March 2017 Copies	23.55
Total 511.514 · Office Supplies					<u>23.55</u>
511.551 · Website Hosting Fees					
	03/31/2017	2017-408	Special District Services, Inc.	Invoice 2017-408 for March 2017	125.00
Total 511.551 · Website Hosting Fees					<u>125.00</u>
511.882 · Common Area Maintenance					
	03/01/2017	March 2017	Little Harbor POA (Monthly)	Common Area Maintenance March 2017	12,000.00
Total 511.882 · Common Area Maintenance					<u>12,000.00</u>
Total Expenditures					<u>23,401.69</u>

South Bay Community Development District
Balance Sheet
As of March 31, 2017

	<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>
ASSETS							
Current Assets							
Checking/Savings							
Seacoast Bank	482,405.00	0.00	0.00	0.00	0.00	0.00	482,405.00
Total Checking/Savings	482,405.00	0.00	0.00	0.00	0.00	0.00	482,405.00
Total Current Assets	482,405.00	0.00	0.00	0.00	0.00	0.00	482,405.00
Other Assets							
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	17,504.96	0.00	0.00	0.00	0.00	17,504.96
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	242,306.66	0.00	0.00	0.00	242,306.66
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	723,533.84	0.00	0.00	0.00	723,533.84
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	625.65	0.00	0.00	0.00	625.65
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	1,686.57	0.00	0.00	0.00	1,686.57
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	17,504.96	17,504.96
Amount Available In DSF (2015)	0.00	0.00	0.00	0.00	0.00	2,960,777.83	2,960,777.83
Amount To Be Provided	0.00	0.00	0.00	0.00	0.00	37,891,717.21	37,891,717.21
Total Other Assets	3,252.81	17,504.96	2,960,777.83	0.00	43,273,306.00	40,870,000.00	87,124,841.60
TOTAL ASSETS	485,657.81	17,504.96	2,960,777.83	0.00	43,273,306.00	40,870,000.00	87,607,246.60

South Bay Community Development District
Balance Sheet
As of March 31, 2017

	<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>
LIABILITIES & EQUITY							
Liabilities							
Current Liabilities							
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	11,401.69	0.00	0.00	0.00	0.00	0.00	11,401.69
Total Accounts Payable	<u>11,401.69</u>	<u>6,755,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,766,401.69</u>
Total Current Liabilities	11,401.69	6,755,000.00	0.00	0.00	0.00	0.00	6,766,401.69
Long Term Liabilities							
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)	0.00	0.00	0.00	0.00	0.00	4,175,000.00	4,175,000.00
Total Long Term Liabilities	<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>
Total Liabilities	11,401.69	6,755,000.00	0.00	0.00	0.00	40,870,000.00	47,636,401.69
Equity							
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	238,660.83	-2,838.79	424,116.84	0.00	0.00	0.00	659,938.88
Total Equity	<u>474,256.12</u>	<u>-6,737,495.04</u>	<u>2,960,777.83</u>	<u>0.00</u>	<u>43,273,306.00</u>	<u>0.00</u>	<u>39,970,844.91</u>
TOTAL LIABILITIES & EQUITY	<u>485,657.81</u>	<u>17,504.96</u>	<u>2,960,777.83</u>	<u>0.00</u>	<u>43,273,306.00</u>	<u>40,870,000.00</u>	<u>87,607,246.60</u>

CDD POA Budget Request

Landscaping		
Landscaping Contract	\$	3,350.00
Monthly mulching	\$	600.00
Antigua Cove Landscaping Contract	\$	1,300.00
	\$	5,250.00
Utilities		
TECO - Street Lights	\$	2,200.00
TECO - Guard House	\$	315.00
BOCC - Water	\$	2,000.00
	\$	4,515.00
Operations		
Tractor Rental	\$	350.00
Security Contract	\$	2,000.00
Roadway/Common Area Cleaning	\$	600.00
Beach Cleaning/Maintenance	\$	2,000.00
Fuel	\$	50.00
Misc Supplies	\$	350.00
	\$	5,350.00
Total	\$	15,115.00

LITTLE HARBOR PROPERTY OWNERS ASSOCIATION
611 Destiny Drive; Ruskin, FL 33570
813-645-3291

April 25, 2017

Commissioner Sandra Murman
Hillsborough County District 1
Tampa, Florida

Commissioner Murman,

Little Harbor is a mixed used community with condos, townhomes and single-family residences to include 2 marinas and 2 restaurants located in Ruskin. For over 10 years Little Harbor has been active in the community as a supporter of the SouthShore, Sun City Center and Riverview Chambers of Commerce small businesses to include adopting to keep clean ½ a mile on W. Shell Point Rd and 32nd St NW under the Hillsborough County Beautification Program.

Each year we've experienced an increase of new residents, tenants, vacationers worldwide, as well as the local neighborhoods making their way in and out of Little Harbor. Some of the activities they enjoy doing is either riding bicycles, running or walking out to the neighboring businesses on W. Shell Point Road and US Hwy 41 S.

Over the years, the Little Harbor Property Owners Association received complaints on how un-safe it is at the intersection of 32nd St. NW and W. Shell Point. With increase in vehicle traffic to and from Little Harbor, bicyclists, runners, walkers, and mothers pushing baby strollers have difficulty making a safe transition as they bike, run or walk on the grassy area along the roadway on W. Shell Point Rd.

Currently:

- * There is no crosswalk for them to safely transition from 32nd St. NW to W. Shell Point Rd.
- * There are no sidewalks for walkers, runners to safely make their way to town
- * Without bike lanes or sidewalks, the bicyclists would have to share the road with vehicles.

Commissioner Murman, the Hillsborough County Water Department is currently constructing to replace the Main Waterline of approximately 3.6 miles beginning from Hwy 41 S / W. Shell Point Road and ending on the entrance of 32nd St. NW towards the Little Harbor Community. Within the 3.6 miles there are existing sidewalks on Hwy 41 S along W. Shell Point Rd., which ends by the County ELAPP property.

The Little Harbor Property Owners Association is seeking your assistance to help us coordinate with the County Water Department and or with the Department of Roadways as they replace the sidewalks that were removed during the main waterline construction.

If they could extend the sidewalk all the way to the intersection of 32nd St. NW, the county would be making this area much safer. By extending the sidewalk from the ELAPP property onto 32nd St. NW, it will provide a safe path for many who bike, run, and walk along W. Shell Point Road.

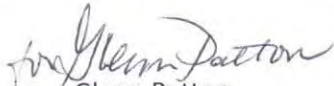
We would like to welcome you to Little Harbor and see just how much our community and the neighboring communities would benefit for having these sidewalks placed. If we can also be of any assistance in helping with the coordination of this request, please contact our Property Manager, Zina Lucas at 813-645-3291 or via email at ZinaLucas@LittleHarborFlorida.com.

Thank you for your time and we look forward to working with you.

Respectfully yours,

LITTLE HARBOR PROPERTY OWNERS ASSOCIATION

SANDPOINTE MANAGEMENT LLC


Glenn Patton
President


Zina Lucas
Community Association Manager

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the South Bay Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2017/2018 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2017 at _____ a.m./p.m. in the 536 Bahia Beach Boulevard, Building B First Floor, Ruskin, FL 33570, for the purpose of receiving public comments on the Proposed Fiscal Year 2017/2018 Budget.

PASSED, ADOPTED and EFFECTIVE this 5th day of May, 2017.

ATTEST:

**SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

South Bay
Community Development District

**Proposed Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

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PROPOSED BUDGET
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
Administrative Assessments (On-Roll)	67,040
Administrative Assessments (Off-Roll)	153,052
Maintenance Assessments (On-Roll)	91,199
Maintenance Assessments (Off-Roll)	208,285
Debt Assessments - A1 (On-Roll)	613,443
Debt Assessments - A1 (Off-Roll)	245,958
Debt Assessments - B1 (Off-Roll)	464,838
Other Income	0
Interest Income	360
TOTAL REVENUES	\$ 1,844,175
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Engineering	4,500
Surveying	1,500
Management	35,208
Legal	42,000
Legal - Litigation	5,000
Assessment Roll	6,000
Auditing Fees	6,850
Arbitrage Rebate Fee	1,950
Travel Per Diam	3,000
Insurance	7,200
Legal Advertising	3,200
Miscellaneous	1,530
Postage	550
Office Supplies	1,000
Dues & Subscriptions	175
Website Management	1,500
Trustee Fees	11,200
Continuing Disclosure Fee	5,000
Debt Payback	0
Property Taxes	1,000
Land Use Planning	10,000
Reserve	61,600
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 216,443
MAINTENANCE EXPENDITURES	
POA Maintenance	144,000
Seawall Repairs	150,000
Roadway Repairs	0
TOTAL MAINTENANCE EXPENDITURES	\$ 294,000
TOTAL EXPENDITURES	\$ 510,443
EXCESS/ (SHORTFALL)	\$ 1,333,732
Bond Payments (A-1 Bond)	(822,593)
Bond Payments (B-1 Bond)	(464,838)
BALANCE	\$ 46,301
Tax Collector Fees	(15,434)
Discounts For Early Payments	(30,867)
NET EXCESS/ (SHORTFALL)	\$ 0

Note: Tax Collector Charges Two Percent Fees - Property Appraiser No Longer Charges Fees

DETAILED PROPOSED BUDGET
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Administrative Assessments (On-Roll)	93,243	67,040	67,040	Admin Expenditures Less Interest/.94
Administrative Assessments (Off-Roll)	214,461	153,052	153,052	Off Roll Assessments
Maintenance Assessments (On-Roll)	94,272	91,199	91,199	Maint Expenditures/.94
Maintenance Assessments (Off-Roll)	217,051	208,285	208,285	Off Roll Assessments
Debt Assessments - A1 (On-Roll)	625,199	613,443	613,443	Bond Payments (A1)/.94
Debt Assessments - A1 (Off-Roll)	245,958	245,958	245,958	Off Roll Assessments
Debt Assessments - B1 (Off-Roll)	464,838	464,838	464,838	Bond Payments (B1)
Other Income	1,829	0	0	
Interest Income	341	240	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 1,957,192	\$ 1,844,055	\$ 1,844,175	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	6,400	6,000	6,000	No Change From 2016/2017 Budget
Payroll Taxes (Employer)	490	480	480	Projected At 8% Of Supervisor Fees
Engineering	4,893	4,500	4,500	No Change From 2016/2017 Budget
Surveying	275	1,500	1,500	No Change From 2016/2017 Budget
Management	35,208	35,208	35,208	No Change From 2016/2017 Budget
Legal	33,414	42,000	42,000	No Change From 2016/2017 Budget
Legal - Litigation	1,879	7,500	5,000	\$2,500 Decrease From 2016/2017 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2016/2017 Budget
Auditing Fees	6,600	6,750	6,850	Accepted Amount For 2016/2017 Audit
Arbitrage Rebate Fee	1,950	650	1,950	Arbitrage Needed For 3 Bond Issues (05, A1-A2 & B1-B2)
Travel Per Diam	1,365	3,000	3,000	No Change From 2016/2017 Budget
Insurance	6,550	7,000	7,200	FY 2016/2017 Expenditure Was \$6,725
Legal Advertising	2,093	3,500	3,200	\$300 Decrease From 2016/2017 Budget
Miscellaneous	506	1,510	1,530	\$20 Increase From 2016/2017 Budget
Postage	254	550	550	No Change From 2016/2017 Budget
Office Supplies	970	1,000	1,000	No Change From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
Trustee Fees	8,081	11,500	11,200	\$300 Decrease From 2016/2017 Budget
Continuing Disclosure Fee	5,000	5,000	5,000	No Change From 2016/2017 Budget
Debt Payback	117,645	0	0	Obligation Is Complete
Property Taxes	385	1,000	1,000	No Change From 2016/2017 Budget
Land Use Planning	0	0	10,000	Land Use Planning
Reserve	0	70,000	61,600	Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 241,633	\$ 216,323	\$ 216,443	
MAINTENANCE EXPENDITURES				
POA Maintenance	144,000	144,000	144,000	Includes Landscaping, Irrigation & Electricity
Seawall Repairs	0	150,000	150,000	No Change From 2016/2017 Budget
Roadway Repairs	8,292	0	0	Budget Item For 2015/2016 Only
TOTAL MAINTENANCE EXPENDITURES	\$ 152,292	\$ 294,000	\$ 294,000	
TOTAL EXPENDITURES	\$ 393,925	\$ 510,323	\$ 510,443	
EXCESS/ (SHORTFALL)	\$ 1,563,267	\$ 1,333,732	\$ 1,333,732	
Bond Payments (A-1 Bond)	(839,413)	(822,593)	(822,593)	2018 A-1 Bond P & I Payments Less Earned Interest
Bond Payments (B-1 Bond)	(464,838)	(464,838)	(464,838)	2018 B-1 Bond P & I Payments Less Earned Interest
BALANCE	\$ 259,016	\$ 46,301	\$ 46,301	
Tax Collector Fees	(11,904)	(15,434)	(15,434)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,358)	(30,867)	(30,867)	Four Percent Of Total Assessment Roll
NET EXCESS/ (SHORTFALL)	\$ 217,754	\$ 0	\$ 0	

Note: Tax Collector Charges Two Percent Fees - Property Appraiser No Longer Charges Fees

DETAILED FINAL DEBT SERVICE (2015A1 & B1) BUDGET
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income (2015A-1)	55	50	50	Projected Interest For 2017/2018
Interest Income (2015B-1)	16	0	0	Projected Interest For 2017/2018
Debt Assessments (2015A-1)	839,413	822,593	822,593	Maximum Debt Service Collection
Debt Assessments (2015B-1)	464,838	464,838	464,838	2018 P & I Payments (2015B-1) Less Earned Interest
Total Revenues	\$ 1,304,322	\$ 1,287,481	\$ 1,287,481	
EXPENDITURES				
Principal Payments (2015A-1)	240,000	255,000	275,000	Principal Payment Due In 2018
Principal Payments (2015B-1)	0	0	0	No Principal Payment Due In 2018
Interest Payments (2015A-1)	584,885	563,019	547,251	Interest Payments Due In 2018
Interest Payments (2015B-1)	464,838	464,838	464,838	Interest Payments Due In 2018
Bond Redemption (2015A-1)	0	4,624	392	Estimated Excess Debt Collections
Total Expenditures	\$ 1,289,723	\$ 1,287,481	\$ 1,287,481	
Excess/ (Shortfall)	\$ 14,599	\$ -	\$ -	

Series 2015A-1 Bond Information

Original Par Amount =	\$9,970,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2015		
Maturity Date =	May 2036		

Series 2015B-1 Bond Information

Original Par Amount =	\$9,070,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2015		
Maturity Date =	May 2020		

DETAILED PROPOSED DEBT SERVICE (2015A2 & B2) BUDGET
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET	COMMENTS
REVENUES				
Interest Income (2015A-2)	64	0	0	Projected Interest For 2017/2018
Interest Income (2015B-2)	17	0	0	Projected Interest For 2017/2018
Debt Assessments (2015A-2)	0	0	0	2018 P & I Payments (2015A-2) Less Earned Interest
Debt Assessments (2015B-2)	0	0	0	2018 P & I Payments (2015B-2) Less Earned Interest
Total Revenues	\$ 81	\$ -	\$ -	
EXPENDITURES				
Principal Payments (2015A-2)	0	0	0	No Principal Payment Due In 2018
Principal Payments (2015B-2)	0	0	0	No Principal Payment Due In 2018
Interest Payments (2015A-2)	0	0	0	No Interest Payments Due In 2018
Interest Payments (2015B-2)	0	0	0	No Interest Payments Due In 2018
Total Expenditures	\$ -	\$ -	\$ -	
Excess/ (Shortfall)	\$ 81	\$ -	\$ -	

Series 2015A-2 Bond Information

Original Par Amount =	\$11,280,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.60%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2015	Original Par Amount Includes Compounded Interest (\$2,351,428.80)	
Maturity Date =	May 2036	P&I Payments Commence In 2019	

Series 2015B-2 Bond Information

Original Par Amount =	\$4,175,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.600%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2015	Original Par Amount Includes Compounded Interest (\$870,320.50)	
Maturity Date =	May 2025	P&I Payments Commence In 2019	

South Bay Community Development District Assessable Units

O & M Assessable Units

For the **O&M** assessment there are 1499.07 assessable units in the South Bay Community Development District.

All 1499.07 assessable units are assessed for the operation and maintenance O & M assessment.
All 1499.07 assessable units are assessed for the administrative portion of the O & M assessment.
1172.07 of the 1499.07 assessable units are assessed for the maintenance portion of the O & M assessment.

There are 154 Townhomes.	A
There are 93 Serenity Bay Single Family Estates	B
There are 105 Platted Single Family Estates.	B
There are 264 Condominiums (LG) - B1 Debt	C
There are 52 Condominiums (LG) - No Debt	D
There are 94 Hotel/Cons (1 BR-.19)	E
There are 6 Hotel/Con (1 BR-.50)	F
There are 6 Hotel/Con (2 BR/3BR-.75)	G
There are 120 One Bedroom Harbourside Units (4 No Debt)	H
There are 38 Multi Bedroom Harbourside Units (1 No Debt)	I
There are 21.5 Comm/Club Facs (No Debt)	J
There are 1.5 Comm/Club Facs (B1 Debt - EAU = 1.64)	K
There are 7 Comm/Club Facs (B1 Debt - EAU = 1.50)	L
There are 12.50 Boat Slips (No Debt)	M
There are 5.78 Boat Slips (A1 & B1)	N
There are 5.79 Boat Slips (B1 only)	O
There are 66 Townhomes (LG)	P
There are 72 Condominiums (LG) - A2 & B2 Debt	Q
There are 28 Parcel K Townhomes	R
There are 20 Parcel I Condominiums	S
There are 86 Parcel Q Townhomes (No Maintenance)	T
There are 241 (No Maintenance) Single Family Estates	U

A-1 Bond Assessable Units

For the **A-1 Debt** assessment there are 451.78 assessable units

There are 154 Townhomes	A
There are 94 Hotel/Cons (1 BR-.19)	E
There are 93 Serenity Bay Single Family Homes	B
There are 105 Platted Single Family Estates	B
There are 5.78 Boat Slips	N

B-1 Bond Assessable Units

For the **B-1 Debt** assessment there are 503.07 assessable units

There are 66 Townhomes (LG)	P
There are 116 One Bedroom Harbourside Units	H
There are 37 Multi Bedroom Harbourside Units	I
There are 264 Condominiums (LG)	C
There are 1.5 Comm/Club Facs (EAU = 1.64)	K
There are 7 Comm/Club Facs (EAU = 1.50)	L
There are 11.57 Boat Slips	N/O

A-2 Bond Assessable Units

For the **A-2 Debt** assessment there are 447 assessable units (assessments commence in 2019)

There are 72 Condominiums (LG)	Q
There are 28 Parcel K Townhomes	R
There are 20 Parcel I Condominiums	S
There are 86 Parcel Q Townhomes	T
There are 241 Single Family Estates	U

B-2 Bond Assessable Units

For the **B-2 Debt** assessment there are 120 assessable units (assessments commence in 2019)

There are 72 Condominiums (LG)	Q
There are 28 Parcel K Townhomes	R
There are 20 Parcel I Condominiums	S

**South Bay Community Development District
Assessment Comparison - A1 And B1 Bond Units**

Lot Type		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2014/2015	2015/2016	2016/2017	2017/2018
		Assessment*	Assessment*	Assessment*	Projected Assessment**
Townhomes	Operation & Maintenance	\$ 388.15	\$ 431.29	\$ 363.09	\$ 363.09
	<u>2015A-1 Debt</u>	\$ 1,981.17	\$ 1,972.15	\$ 1,930.20	\$ 1,930.20
A	Sub-Total For Townhomes	\$ 2,369.32	\$ 2,403.44	\$ 2,293.29	\$ 2,293.29
Townhomes (LG)	Operation & Maintenance	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
	2015A-1 Debt	\$ 2,641.56	\$ -	\$ -	\$ -
	2015B-1 Debt	\$ -	\$ 1,111.34	\$ 1,087.71	\$ 1,087.71
P	Sub-Total For Townhomes (LG)	\$ 3,159.09	\$ 1,686.40	\$ 1,571.83	\$ 1,571.83
Condominiums (LG)	Operation & Maintenance	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
	<u>2015B-1 Debt</u>	\$ -	\$ 1,111.34	\$ 1,087.71	\$ 1,087.71
C	Sub-Total For Condominiums (LG)	\$ 517.53	\$ 1,686.40	\$ 1,571.83	\$ 1,571.83
Condominiums (LG)	Operation & Maintenance	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
D	Sub-Total For Condominiums (LG)	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
Hotel/Con (1 BR) (.19 Per Unit ERU)	Operation & Maintenance	\$ 98.33	\$ 109.26	\$ 91.98	\$ 91.98
	<u>2015A-1 Debt</u>	\$ 501.89	\$ 499.60	\$ 488.98	\$ 488.98
E	Sub-Total For Hotel/Con (1 BR-.19)	\$ 600.22	\$ 608.86	\$ 580.96	\$ 580.96
Hotel/Con (1 BR) (.50 Per Unit ERU)	Operation & Maintenance	\$ 258.77	\$ 287.53	\$ 242.06	\$ 242.06
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
F	Sub-Total For Hotel/Con (1 BR-.50)	\$ 258.77	\$ 287.53	\$ 242.06	\$ 242.06
Hotel/Con (1 BR) (.75 Per Unit ERU)	Operation & Maintenance	\$ 388.15	\$ 431.29	\$ 363.09	\$ 363.09
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
G	Sub-Total For Hotel/Con (1 BR-.50)	\$ 388.15	\$ 431.29	\$ 363.09	\$ 363.09
1 Bedroom Harboursides	Operation & Maintenance	\$ 258.77	\$ 287.53	\$ 242.06	\$ 242.06
	<u>2015B-1 Debt</u>	\$ -	\$ 606.16	\$ 593.27	\$ 593.27
H	Sub-Total For 1 BR Harboursides	\$ 258.77	\$ 893.69	\$ 835.33	\$ 835.33
2/3 Bedroom Harboursides	Operation & Maintenance	\$ 388.15	\$ 431.29	\$ 363.09	\$ 363.09
	<u>2015B-1 Debt</u>	\$ -	\$ 909.21	\$ 889.88	\$ 889.88
I	Sub-Total For 2/3 BR Harboursides	\$ 388.15	\$ 1,340.50	\$ 1,252.97	\$ 1,252.97
Single Family Estate	Operation & Maintenance	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
	<u>2015A-1 Debt</u>	\$ -	\$ 2,629.54	\$ 2,573.60	\$ 2,573.60
B	Sub-Total For Single Family Estate	\$ 517.53	\$ 3,204.60	\$ 3,057.72	\$ 3,057.72
Commercial / Retail 1.5 EAU - No Debt	Operation & Maintenance	\$ 776.30	\$ 862.58	\$ 726.18	\$ 726.18
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
J	Sub-Total For Club Fac.	\$ 776.30	\$ 862.58	\$ 726.18	\$ 726.18
Commercial / Retail 1.64 EAU	Operation & Maintenance	\$ -	\$ 943.09	\$ 793.95	\$ 793.95
	<u>2015B-1 Debt (1.64 ERU)</u>	\$ -	\$ 1,818.22	\$ 1,779.55	\$ 1,779.55
K	Sub-Total For Club Fac.	\$ -	\$ 2,761.31	\$ 2,573.50	\$ 2,573.50
Commercial / Retail 1.5 EAU	Operation & Maintenance	\$ 776.30	\$ 862.58	\$ 726.18	\$ 726.18
	<u>2015B-1 Debt (1.5 ERU)</u>	\$ 3,962.35	\$ 1,666.98	\$ 1,631.53	\$ 1,631.53
L	Sub-Total For Club Fac.	\$ 4,738.65	\$ 2,529.56	\$ 2,357.71	\$ 2,357.71
Boat Slips No Debt	Operation & Maintenance	\$ 776.30	\$ 862.58	\$ 726.18	\$ 726.18
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
M	Sub-Total For Boat Slips	\$ 776.30	\$ 862.58	\$ 726.18	\$ 726.18
Boat Slips (5.78 A1 & B1)	Operation & Maintenance	\$ 776.30	\$ 862.58	\$ 726.18	\$ 726.18
	2015A-1 Debt	\$ 3,962.35	\$ 3,944.30	\$ 3,860.39	\$ 3,860.39
	<u>2015B-1 Debt</u>	\$ -	\$ 1,742.39	\$ 1,705.32	\$ 1,705.32
N	Sub-Total For Boat Slips	\$ 4,738.65	\$ 6,549.27	\$ 6,291.89	\$ 6,291.89
Boat Slips (5.79 B-1 only)	Operation & Maintenance	\$ 776.30	\$ 862.58	\$ 726.18	\$ 726.18
	2015A-1 Debt	\$ -	\$ -	\$ -	\$ -
	<u>2015B-1 Debt</u>	\$ -	\$ 1,742.39	\$ 1,705.32	\$ 1,705.32
O	Sub-Total For Boat Slips	\$ 776.30	\$ 2,604.97	\$ 2,431.50	\$ 2,431.50

* Assessments Include the Following :

4% Discount for Early Payments
2% County Tax Collector Fee
2% County Property Appraiser Fee

** Assessments Include the Following:

4% Discount for Early Payments
2% County Tax Collector Fee

**South Bay Community Development District
Assessment Comparison - A2 And B-2 Bond Units**

Lot Type		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2014/2015 <u>Assessment*</u>	2015/2016 <u>Assessment*</u>	2016/2017 <u>Assessment*</u>	2017/2018 <u>Projected Assessment**</u>
72 Condominiums (LG)	Operation & Maintenance	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
(A2 & B2 Debt)	A-2 Debt	\$ -	\$ -	\$ -	\$ -
Q	<u>B-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
Parcel K Townhomes	Operation & Maintenance	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
R	A-2 Debt	\$ -	\$ -	\$ -	\$ -
	<u>B-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
Parcel I Condominiums	Operation & Maintenance	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
S	A-2 Debt	\$ -	\$ -	\$ -	\$ -
	<u>B-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	\$ 517.53	\$ 575.06	\$ 484.12	\$ 484.12
Parcel Q Townhomes (LG)	Administrative	\$ 278.27	\$ 186.08	\$ 130.09	\$ 130.99
(No Maintenance)	A-2 Debt	\$ -	\$ -	\$ -	\$ -
T	Total	\$ 278.27	\$ 186.08	\$ 130.09	\$ 130.99
241 Single Family Estates	Administrative	\$ 278.27	\$ 248.11	\$ 174.65	\$ 174.65
(No Maintenance)	A-2 Debt	\$ -	\$ -	\$ -	\$ -
U	Total	\$ 278.27	\$ 248.11	\$ 174.65	\$ 174.65

* Assessments Include the Following :
 4% Discount for Early Payments
 2% County Tax Collector Fee
 2% County Property Appraiser Fee

** Assessments Include the Following:
 4% Discount for Early Payments
 2% County Tax Collector Fee