



**SOUTH BAY
COMMUNITY DEVELOPMENT
DISTRICT**

**HILLSBOROUGH COUNTY
REGULAR BOARD MEETING
NOVEMBER 3, 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
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
November 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. October 6, 2017 Regular Board Meeting.....Page 2
- F. Reports
 - 1. Financial Report.....Page 8
 - 2. Legal Report
 - a. Discussion on Bahia del Sol Roadway
 - b. Discussion on Antigua Cove Sea Wall Repairs
 - c. Discussion on Sea Wall Easements Maintenance and Assessments
 - d. Update on T-Dock Usage, Accounting and Proposed Rules for Both Marinas
 - e. Update on AC Environmental
 - f. Update on Lennar Upgrades and Serenity Bay Settlement
 - 3. Manager’s Report
 - a. Update on Proposal for CDD Road Reserve Analysis by District Engineer
 - 4. Chairman’s Report
 - 5. POA Report
 - a. Update on North and South Roadway Parking Lots
 - b. Update on Well Installation
 - c. Joint CDD/POA Discussion of Issues
 - 1. Discussion Regarding Master Developer for CDD Land Planning, Zoning etc.
 - 2. Hooks Sign
 - 3. Discussion on Miscellaneous Items
 - 6. Bond Holder’s Report
 - 7. Landowner’s Report
 - a. Discussion on Little Harbor Force Main Capacity
- G. Old Business
- H. New Business
- I. Administrative Matters
- J. Comments by the Public for Matters not on the Agenda
- K. Board Members Comments
- L. Adjourn

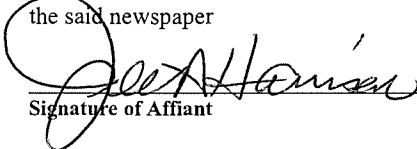
Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County


Before the undersigned authority personally appeared **Jill Harrison** 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 2017/2018** was published in **Tampa Bay Times: 9/20/17**. in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida 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 nor 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

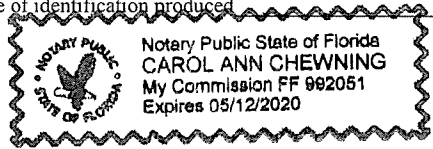
Sworn to and subscribed before me this 09/20/2017.



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 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 6, 2017
- November 3, 2017
- December 1, 2017
- January 12, 2018
- February 2, 2018
- March 2, 2018
- April 6, 2018
- May 4, 2018
- June 1, 2018
- July 13, 2018
- August 3, 2018
- September 7, 2018

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 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

(528007) 9/20/2017

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

A. CALL TO ORDER

The October 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 20, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the following Supervisors constituted a quorum and was in order for the meeting to commence:

Chairman	W. Thomas Grimm	Present
Vice Chairman	Brett Vogeler	Present
Supervisor	Brady Lafere	Present
Supervisor	Leah Popelka	Present
Supervisor	Robert McCarthy	Present

The following staff were in attendance:

District Manager	Kathleen Dailey	Special District Services, Inc.
General Counsel	David Smith	Gray-Robinson

Also present were the following:

Jeff Walker (via telephone)	Special District Services, Inc.
Michael Brooks	Lennar Attorney
Zina Lucas	Community Manager
Gary Queen	Little Harbor Development
Nancy Bryant	Community Management Company
Parker Hirons	Lennar
Hunter Booth	Booth Design Group
Mary Madder	District Resident
Michael Garry	District Resident
Tom Garry	District Resident

D. ADDITIONS OR DELETIONS TO AGENDA

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

Ms. Dailey requested, and there was a consensus of the Board, to consider Item H-1 after the approval of the minutes.

E. APPROVAL OF MINUTES

1. August 4, 2017, Public Hearing & Regular Board Meeting

The August 4, 2017, Public Hearing & Regular Board Meeting minutes were presented for approval.

A **motion** was made by Ms. Popelka, seconded by Mr. Vogeler and carried unanimously approving the minutes of the August 4, 2017, Public Hearing & Regular Board Meeting, as presented.

At this time, Item H-1 was considered.

F. REPORTS

1. Financial Report

Mr. Walker went over the amended budget. There were no questions.

2. Legal Report

a. Update on Bahia del Sol Roadway Ownership Options

Mr. Smith advised that he had done a title search and handed out a memo on his findings. He summarized that the CDD does not own the property and that he will be submitting the information to the property appraiser.

A **motion** was made by Mr. McCarthy, seconded by Mr. Lafere for the District to provide the update to the County Property Appraiser in order to remove the CDD from the record. The **motion** carried on a vote of 4-0 with Mr. Grimm abstaining, as he lives in the development.

b. Discussion on Violation of Access to T-Docks

Mr. Smith noted that locks had been put on the t-docks and access was being denied. He added that this should be open to the public and advised the Board to wait before taking any further action, until he obtains more information.

c. Onsite Records Location Update

Mr. Grimm advised that he had checked and there was a full set of records in Hillsborough County. Ms. Dailey explained the process whereby records are sent annually to be kept in the District's named record location. Ms. Popelka asked if a back-up drive could be used

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

instead of paper records. Mr. Smith indicated that he did not know. Ms. Dailey stated how many records were kept in digital format.

3. Manager's Report

a. Proposal for CDD Road Reserve Analysis by District Engineer

Ms. Dailey went over the proposal from the District Engineer for \$7,000 to do the study. There was a general discussion to obtain a quote from a different company. Mr. Lafere suggested getting one from Reserve Advisors and it was consensus of the Board to do so.

b. Scheduling of Joint CDD/POA Meeting for November

Mr. Grimm stated that he felt it was time to have a joint CDD/POA meeting, since the District is now in better shape, financially. It was the consensus of the Board to hold a joint CDD/POA meeting during the November meeting. Ms. Lucas indicated that she would coordinate the meeting with the POA.

4. Chairman's Report

There was no Chairman's Report at this time.

5. POA Report

a. Update on Parking Lot

Ms. Lucas indicated that the District Engineer advised that the project may need to be permitted through the County and she is waiting for the County to respond. She explained that there may be a permit fee that could possibly make the original quote higher.

A **motion** was made by Mr. Lafere, seconded by Ms. Popelka and passed unanimously to allow the Chair to sign the contract and adjust the cost, if necessary, for permits.

b. Well Installation

Ms. Lucas explained that Sweetwater was working on the two wells and the CDD well. Mr. Grimm added that Tom Cloud is preparing the reciprocal agreement.

c. Discussion Regarding Spectrum and the AC Lift Station

Ms. Lucas advised that two utility boxes were needed in the grassy area near the lift station in Antigua Cove. Mr. Smith explained that the existing agreement covers a different area so they will need to prepare a new agreement.

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

A **motion** was made by Mr. McCarthy, seconded by Mr. Lafere and passed unanimously approving the location for the 2 utility boxes in Antigua Cove and authorizing the Chair to execute the agreement, subject to the attorney's approval.

6. Bondholder's Report

There was no Bondholder's Report at this time.

7. Landowners' Report

a. Antigua Cove Update

1. Status of Master Dock Plan Permitting

Mr. Brooks introduced Hunter Booth of Booth Design Group and Parker Hirons of Lennar. Mr. Hirons stated that the final approval of the master Dock Plan should be ready in December. Mr. Smith reminded the Board that a resolution was previously adopted to cooperate in this permitting. Mr. Grimm added that Little Harbor Development had objected to the plan.

2. Overview of Phase 1A Redesign

Mr. Booth presented the South Shore Yacht Club Development plan with pictures, elevations and proposed site plans that have a "coastal casual" style. Mr. Hirons stated that Little Harbor had been a bit slower in sales and they wanted to roll out a new vision with the presented plan. He added that Mr. Booth had been tasked with coming up with plantings that are unique, but also not a burden for maintenance. Mr. Hirons continued by showing the Board the proposed amenities. Mr. Grimm asked if the community of Little Harbor and the South Shore Yacht Club Development would be able to use each other's amenities. Mr. Hirons stated that that is a possibility, as he does not intend for the new development to be private and on its own. Mr. Brooks suggested this topic be discussed with the POA at the joint meeting. Mr. McCarthy stated that the new development should cover all the District's attorney costs on this project and that an effort should be made to invite as many as possible to the joint meeting.

3. Cul-de-sac Repairs

Mr. Brooks advised that the repairs had been made.

b. Discussion on Little Harbor Force Main Capacity

Mr. Brooks indicated that the County wants a 2nd force main installed and to size it for the remaining projects in the area and reserve capacity or use the CDD assessment powers to allocate the cost of an additional line. He stated he would bring the issue back to the Board in the future.

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

G. OLD BUSINESS

1. Discussion Regarding Master Developer for CDD Land Planning, Zoning, etc.

Mr. Grimm stated that \$10,000 had been allocated in the budget and he appeals to all other parties to discuss adding funds to the project future land use, which impacts all, particularly so that parking can be addressed.

2. Update on T-Dock Usage, Accounting and Proposed Rules for Both Marinas

Mr. Smith indicated that this requires additional work before it is brought back to the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2017-06 – Adopting a Fiscal Year 2016/2017 Amended Budget

Resolution No. 2017-06 was presented, entitled:

RESOLUTION NO. 2017-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Dailey noted that this was a State requirement and Mr. Walker went over the amended budget, including the fund balance of \$263,000, plus an additional \$150,000 designated for roadway reserves.

A **motion** was made by Ms. Popelka, seconded by Mr. Lafere and passed unanimously to adopt Resolution No. 2017-06, as presented.

2. Discussion Regarding Antigua Cove Seawall Repair

District resident, Tom Garry stated that the District has an agreement with Lennar and there have been additional sea wall failures. He noted that the District Engineer had seen the failures and added that the lawyers needed to sort out the facts. Mr. Smith indicated that they are still sorting out who pays for what.

3. Discussion Regarding Beach Erosion

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REGULAR BOARD MEETING
OCTOBER 6, 2017

Mr. Grimm advised that the west area of the beach was under water although some of the sand had come back. He wanted the Board to be aware of the issue, as it may have to address it in the future.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

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

District resident, Gary Queen stated that he was reaching out to contractors on dredging the canal and perhaps the material could be used on the beach, if coordinated. He asked that parking be on the joint meeting agenda and continued that he had been approached for a minor spill cleanup, which will require CDD approval. He also noted that it had taken place 20 years ago on the marina. Finally, he added that he thought the plans on the South Shore Yacht Club Development were fantastic.

K. BOARD MEMBER COMMENTS

Mr. McCarthy stated that the tow signs across from the Little Harbor Townhouses and adjacent to the driveway were failing. Mr. Grimm suggested that the signs be coordinated with Lennar's signage for the new development. It was the consensus of the Board for the signs to be replaced.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Popelka, seconded by Mr. Lafere and passed unanimously to adjourn the meeting at 3:00 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

South Bay
Community Development District

**Financial Report For
September 2017**

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

	Annual Budget 10/1/16 - 9/30/17	Actual Sep-17	Year To Date Actual 10/1/16 - 9/30/17	Year To Date Budget 10/1/16 - 9/30/17
REVENUES				
Administrative Assessments (On-Roll)	67,040	0	67,364	67,040
Administrative Assessments (Off-Roll)	153,052	22,155	153,029	153,052
Maintenance Assessments (On-Roll)	91,199	0	91,547	91,199
Maintenance Assessments (Off-Roll)	208,285	30,146	208,229	208,285
Debt Assessments - A1 (On-Roll)	613,443	0	615,661	613,443
Debt Assessments - A1 (Off-Roll)	245,958	0	245,958	245,958
Debt Assessments - B1 (Off-Roll)	464,838	0	464,838	464,838
Other Income	0	0	3,544	0
Interest Income	240	38	520	240
TOTAL REVENUES	\$ 1,844,055	\$ 52,339	\$ 1,850,690	\$ 1,844,055
O & M EXPENDITURES				
Supervisor Fees	6,000	0	5,800	6,000
Payroll Taxes (Employer)	480	0	443	480
Engineering	4,500	1,373	2,520	4,500
Surveying	1,500	275	605	1,500
Management	35,208	2,934	35,208	35,208
Legal	42,000	5,692	69,139	42,000
Legal - Litigation	7,500	300	2,790	7,500
Legal - Extraordinary	0	0	150	0
Assessment Roll	6,000	6,000	6,000	6,000
Auditing Fees	6,750	0	6,750	6,750
Arbitrage Rebate Fee	650	0	1,950	650
Travel Per Diem	3,000	0	567	3,000
Insurance	7,000	0	6,725	7,000
Legal Advertising	3,500	418	2,232	3,500
Miscellaneous	1,510	151	1,015	1,510
Postage	550	73	418	550
Office Supplies	1,000	61	712	1,000
Dues & Subscriptions	175	0	175	175
Website Management	1,500	125	1,500	1,500
Trustee Fees	11,500	0	8,081	11,500
Continuing Disclosure Fee	5,000	0	5,000	5,000
Property Taxes	1,000	0	3,642	1,000
Reserve	70,000	0	0	70,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 216,323	\$ 17,402	\$ 161,422	\$ 216,323
MAINTENANCE EXPENDITURES				
POA Maintenance	144,000	12,000	144,000	144,000
Seawall Repairs	150,000	0	0	150,000
TOTAL MAINTENANCE EXPENDITURES	\$ 294,000	\$ 12,000	\$ 144,000	\$ 294,000
TOTAL EXPENDITURES	\$ 510,323	\$ 29,402	\$ 305,422	\$ 510,323
EXCESS/(SHORTFALL)	\$ 1,333,732	\$ 22,937	\$ 1,545,268	\$ 1,333,732
Payment To Trustee (A-1 Bond)	(822,593)	0	(828,415)	(822,593)
Payment To Trustee (B-1 Bond)	(464,838)	0	(464,838)	(464,838)
BALANCE	\$ 46,301	\$ 22,937	\$ 252,015	\$ 46,301
County Appraiser & Tax Collector Fee	(15,434)	0	(14,954)	(15,434)
Discounts for Early Payments	(30,867)	0	(26,818)	(30,867)
NET EXCESS/(SHORTFALL)	\$ 0	\$ 22,937	\$ 210,243	\$ -

Bank Balance As Of 8/31/17	\$ 432,264.74
Funds Received: 9/1/17 - 9/30/17	\$ 52,338.95
Disbursements: 9/1/17 - 9/30/17	\$ 15,217.33
Bank Balance As Of 9/30/17	\$ 469,386.36
Accounts Payable As Of 9/30/17	\$ 23,548.28
Accounts Receivable As Of 9/30/17	\$ -
Reserve For Seawall Repairs As Of 9/30/17	\$ 150,000.00
Available Funds As Of 9/30/17	\$ 295,838.08

South Bay Community Development District
Expenditures
September 2017

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Expenditures					
511.308 · Surveying					
	09/21/2017	300256	George F. Young, Inc	Project - Gray Robinson _ South Bay invoice 300256	275.00
Total 511.308 · Surveying					<u>275.00</u>
511.310 · Engineering					
	09/30/2017	76710	Hole Montes	Professional Service for periods 07.28.2017 to 09.29.2017	1,372.82
Total 511.310 · Engineering					<u>1,372.82</u>
511.311 · Management Fees					
	09/29/2017	2017-2591	Special District Services, Inc.	Invoice 2017-2591 for Sept 2017	2,934.00
Total 511.311 · Management Fees					<u>2,934.00</u>
511.315 · Legal Fees					
	09/29/2017	10738645	Gray Robinson	File# 40242-2 General Representation September 2017 Invoice 10738645	5,691.84
Total 511.315 · Legal Fees					<u>5,691.84</u>
511.318 · Assessment/Tax Roll					
	09/21/2017	2017-2484	Special District Services, Inc.	Assessment Roll Preparation (per agreement) 2017 Invoice 2017-2484	6,000.00
Total 511.318 · Assessment/Tax Roll					<u>6,000.00</u>
511.480 · Legal Advertisements					
	09/20/2017	528007	Tampa Bay Times	Acct#48451 Ad# 498687 Notice of PH (FY 17/18 Budget) & Reg Board Mtg	418.50
Total 511.480 · Legal Advertisements					<u>418.50</u>
511.512 · Miscellaneous					
	09/29/2017	2017-2591	Special District Services, Inc.	Invoice 2017-2591 for Sept 2017 document storage	1.75
	09/29/2017	2017-2591	Special District Services, Inc.	Invoice 2017-2591 for Sept 2017 conference calls	53.75
	09/29/2017	2017-2591	Special District Services, Inc.	Invoice 2017-2591 for Sept 2017 travel	95.23
Total 511.512 · Miscellaneous					<u>150.73</u>
511.513 · Postage and Delivery					
	09/29/2017	2017-2591	Special District Services, Inc.	Invoice 2017-2591 for Sept 2017 FedEx	42.17
	09/29/2017	2017-2591	Special District Services, Inc.	Invoice 2017-2591 for Sept 2017 postage	30.68
Total 511.513 · Postage and Delivery					<u>72.85</u>
511.514 · Office Supplies					
	09/29/2017	2017-2591	Special District Services, Inc.	Invoice 2017-2591 for Sept 2017 copier	12.75
	09/29/2017	2017-2591	Special District Services, Inc.	Invoice 2017-2591 for Sept 2017 meetingbooks	48.00
Total 511.514 · Office Supplies					<u>60.75</u>
511.551 · Website Hosting Fees					
	09/29/2017	2017-2591	Special District Services, Inc.	Invoice 2017-2591 for Sept 2017	125.00
Total 511.551 · Website Hosting Fees					<u>125.00</u>

**South Bay Community Development District
Expenditures
September 2017**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
511.882 · Common Area Maintenance					
	09/01/2017	SEPT 2017	Little Harbor POA (Monthly)	Common Area Maintenance SEPT 2017	12,000.00
Total 511.882 · Common Area Maintenance					<u>12,000.00</u>
512.315 · Legal - Litigation					
	09/15/2017	10738644	Gray Robinson	File# 40242-11 Serenity Bay, Inc Invoice# 10738644	300.00
Total 512.315 · Legal - Litigation					<u>300.00</u>
Total Expenditures					<u>29,401.49</u>

South Bay Community Development District
Balance Sheet
As of September 30, 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	469,386.36	0.00	0.00	0.00	0.00	0.00	469,386.36
Total Checking/Savings	469,386.36	0.00	0.00	0.00	0.00	0.00	469,386.36
Total Current Assets	469,386.36	0.00	0.00	0.00	0.00	0.00	469,386.36
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	17,547.08	0.00	0.00	0.00	0.00	17,547.08
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 (A1)	0.00	0.00	27,453.50	0.00	0.00	0.00	27,453.50
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	232,549.94	0.00	0.00	0.00	232,549.94
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	317,061.89	0.00	0.00	0.00	317,061.89
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	3,669.71	0.00	0.00	0.00	3,669.71
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	0.00	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	17,547.08	17,547.08
Amount Available In DSF (2015)	0.00	0.00	0.00	0.00	0.00	2,573,360.15	2,573,360.15
Amount To Be Provided	0.00	0.00	0.00	0.00	0.00	38,024,092.77	38,024,092.77
Total Other Assets	0.00	17,547.08	2,573,360.15	0.00	43,273,306.00	40,615,000.00	86,479,213.23
TOTAL ASSETS	469,386.36	17,547.08	2,573,360.15	0.00	43,273,306.00	40,615,000.00	86,948,599.59

South Bay Community Development District
Balance Sheet
As of September 30, 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							
Reserve For Seawall Repairs	150,000.00	0.00	0.00	0.00	0.00	0.00	150,000.00
Due To Bondholders	0.00	6,755,000.00	0.00	0.00	0.00	0.00	6,755,000.00
Accounts Payable	23,548.28	0.00	0.00	0.00	0.00	0.00	23,548.28
Total Accounts Payable	173,548.28	6,755,000.00	0.00	0.00	0.00	0.00	6,928,548.28
Total Current Liabilities	173,548.28	6,755,000.00	0.00	0.00	0.00	0.00	6,928,548.28
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	9,335,000.00	9,335,000.00
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	0.00	0.00	0.00	0.00	0.00	40,615,000.00	40,615,000.00
Total Liabilities	173,548.28	6,755,000.00	0.00	0.00	0.00	40,615,000.00	47,543,548.28
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	85,595.29	-6,734,656.25	2,536,660.99	0.00	-1,392,697.00	0.00	-5,505,096.97
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	210,242.79	-2,796.67	36,699.16	0.00	0.00	0.00	244,145.28
Total Equity	295,838.08	-6,737,452.92	2,573,360.15	0.00	43,273,306.00	0.00	39,405,051.31
TOTAL LIABILITIES & EQUITY	469,386.36	17,547.08	2,573,360.15	0.00	43,273,306.00	40,615,000.00	86,948,599.59