



**SOUTH BAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**HILLSBOROUGH COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 12, 2022  
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**  
Sunset Grill and Beach Bar  
602 Bahia Del Sol Drive  
Ruskin, Florida 33570  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
**August 12, 2022**  
**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. June 10, 2022 Regular Board Meeting Minutes.....Page 2
- F. Public Hearing
  - 1. Proof of Publication.....Page 8
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 9
- G. Old Business
  - 1. Discussion Regarding Parking Information
- H. New Business
  - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 19
  - 2. Discussion Regarding Unapproved Signs on District Property.....Page 21
- I. Reports
  - 1. Manager’s Report
    - a. Financial Report.....Page 22
  - 2. Legal Report
  - 3. Engineer’s Report
    - a. Discussion Regarding Signing and Pavement Marking Improvements.....Page 28
  - 4. Chairman’s Report
  - 5. POA Report
- J. Administrative Matters
- K. Comments by the Public for Matters not on the Agenda
- L. Board Members Comments
- M. Adjourn

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

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Before the undersigned authority personally appeared **Jessica Attard** who on oath says that he/she is **Legal Advertising Representative** 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: FY 2021/2022 REGULAR MEETING SCHEDULE** was published in **Tampa Bay Times; 9/29/21** 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 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.

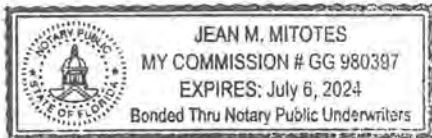
*Jessica Attard*  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this 09/29/2021

*Jean M. Mitotes*  
\_\_\_\_\_  
Signature of Notary Public

Personally known     X     or produced identification

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



**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022 REGULAR MEETING**  
**SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the South Bay Community Development District (the "District") has revised their Fiscal Year 2021/2022 Regular Meeting Schedule by holding Regular Meetings at the Sunset Grill and Beach Bar located at 602 Bahia del Sol Drive, Ruskin, Florida 33570, at 1:00 p.m. on the following dates:

- October 8, 2021
- November 12, 2021
- December 10, 2021
- January 14, 2022
- February 11, 2022
- March 11, 2022
- April 8, 2022
- May 13, 2022
- June 10, 2022
- July 8, 2022
- August 12, 2022
- September 9, 2022

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 (941) 244-2805 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 (941) 244-2805 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  
PUBLISH: TAMPA BAY TIMES 09/29/21 0000185823

**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 10, 2022**

**Due to COVID restrictions, masks and social distancing was required.  
Audience participation was encouraged via conference call at:  
1-888-278-0296 Access Code 8308397**

**A. CALL TO ORDER**

The June 10, 2022, Regular Board Meeting of the South Bay Community Development District (the “District”) was called to order at 1:00 p.m. at the Sunset Grill and Beach Bar located at 602 Bahia del Sol Drive, Ruskin, Florida 33570.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that indicated Notice of the Regular Board Meeting had been published in the *Tampa Bay Times* on September 29, 2021, as part of the District’s Fiscal Year 2021/2022 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	Kelly Evans	Present
Supervisor	Leah Popelka	Present
Supervisor		Vacant

The following staff were in attendance:

District Manager	William Crosley	Special District Services, Inc.
General Counsel	Tom Cloud	Gray/Robinson
District Engineer	Rick Brylanski	Hole Montes, Inc.

Also present were Mary Madden, Tom Gurry, John & Theresa Aldrich, John McEnenney and Ian Brown.

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

Agenda item G3 was removed.

**E. APPROVAL OF MINUTES**

**1. May 13, 2022, Regular Board Meeting**

The May 13, 2022, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Ms. Popelka, seconded by Ms. Evans and passed unanimously approving the minutes of the May 13, 2022, Regular Board Meeting, as presented.

## **F. OLD BUSINESS**

### **1. Discussion Regarding Parking Information**

Mr. Cloud went over the proposed agreement and indicated he was comfortable with the idea of paid parking. He went on to state that it should be in the name of the CDD, not the POA, and the provision on attorneys' fees should be deleted. He also noted that the eventual contract needed to reflect the rates that were set by the Board as the governmental agency. Mr. Cloud asked if he could communicate with the contractor and bring back a revised agreement for the Board to consider at a future meeting, which the Board agreed with.

There was discussion regarding paid parking and options for property owners versus the general public. The District would incur no cost for the installation and operation of the paid parking. Installation, operation and maintenance would be the responsibility of Pave Mobility who would capture 15% of the monthly revenues with 85% going to the CDD. There was consensus of the Board for the District to first come to an agreement that was acceptable with both parties and then hold a public rate making hearing. Once that has been completed, the equipment would be installed and operational with revenue being paid to the District. The Board could then determine how or if property owners would be compensated by the District

Supervisor Vogeler suggested that revenue be considered to offset POA expenses that the District pays to the POA as part of its annual budget.

A **motion** was made by Mr. Vogeler, seconded by Ms. Popelka authorizing District Counsel to move forward with the contractual language negotiation with Pave Mobility and bring a final draft to the Board for consideration. Upon being put to a vote, the **motion** carried 4 to 0.

After further discussion, it was determined that the POA would bring other suggestions for reasonable parking fees so they could be considered by the District Board. The rates approved by the Board would need to be advertised and adopted at a properly noticed rate making public hearing. Mr. Cloud also noted that Hillsborough County could conceivably change the parking lots to taxable land due to the revenue that would be generated (they are currently tax exempt).

### **2. Discussion Regarding POA Adding Street Lights**

Mr. Cloud went over the proposed contract for street lighting on Sea Grape Drive and stated that he was not comfortable with the District moving with it because it transfers the Right-of-Way over to TECO and exposes the District to liabilities. There was discussion regarding other options that the POA could explore and bring back to the Board for discussion.

Ms. Popelka asked POA President Kent Wanninger to work with his POA staff to come up with some alternatives that would be favorable above and beyond the current proposed draft agreement that would not transfer the District right-of-way over to another entity or cause additional liability to the District. Mr. Wanninger agreed to work through this request and bring his findings back to the Board for further discussion.

## **G. NEW BUSINESS**

## **1. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Proposed Budget**

Resolution No. 2022-02 was presented, entitled:

### **RESOLUTION NO. 2022-02**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Crosley presented the Fiscal Year 2022/2023 Proposed Budget to the Board and noted that it sets the maximum assessments before the final budget is considered for adoption in August. In regard to the annual budget submitted by the POA, Mr. Crosley requested that the POA provide quarterly invoices that support the annual expenses so the District Board can review them throughout the year and be familiar with all invoices that are included. This will help the Board in their discussions and will allow for clarity of the POA budget when submitted by April 15<sup>th</sup> of each year. Engineering expenses for projects should be paid by the reserves and will not be paid from general engineering services. It was discussed to possibly allow for Legal General Counsel at \$70,000 and Legal Extraordinary to \$45,000.

Ms. Popelka asked about the POA budget line items for fees related to a dumpster, power washing of the sidewalks and curbs and other specific projects. Mr. Grimm noted that the budget was asking for some items that were not the responsibility of the District and asked District Counsel if the District had any obligation to provide security. Mr. Cloud responded that he agreed that the District had no responsibility for security to the owners. There was further discussion regarding the POA budget. Ms. Popelka indicated that even after the previous request that the POA come back to the District Board with real costs of expenses for the proposed budget. She was not comfortable with the adjustments that were provided and asked that the POA, again, communicate with District staff to reflect an amount more reasonable.

Ms. Evans started that even though this proposed budget was the “high water mark” or max assessments, if approved today, all residents would receive a letter indicating a significant increase in their assessments, which could prompt much concern at the final budget hearing.

Mr. Grimm indicated that he did not believe the District was getting its money’s worth in regard to some of the line items in the POA budget. Ms. Evans requested that the POA budget line item be reduced on the District’s Fiscal Year 2022/23 Proposed Budget to reflect an amount closer to \$280,000. The Onsite Supervisor line item was also discussed and will be reduced to a zero amount.

Mr. Vogeler noted that he would like the line item on the proposed budget for Seawall Repairs Reserve be changed to reflect a new title designation: Seawall Reserve Contribution with a contribution proposed for fiscal year 2022/23 in the amount of \$50,000 and the line item for Parking Lot Rehabilitation Reserve to reflect the a new title designation of Maintenance Reserve with a contribution proposed for fiscal year 2022/23 in the amount of \$50,000 because he felt those line item designations were more appropriate.

The District authorized SDS to proceed with a seawall assessment methodology that was adopted by the Board in September 2019, for which that expense was never paid. There was a consensus of the Board to compensate SDS for the Seawall Assessment Methodology in the amount of \$5,000

There was discussion on a study for a new assessment methodology based on change of usage over the years and if that item should be considered in the Fiscal Year 2022/23 Proposed Budget. Mr. Cloud noted that it was a legal use of reserve funds for a reassessment of the District. The topic of a new assessment methodology had been discussed at many previous District meetings.

A **motion** was made by Ms. Popelka, seconded by Ms. Evans approving the proposed budget with the following changes: reduce Engineering to \$15,000; reduce Legal to \$70,000; increase Legal Extraordinary to \$45,000; reduce the POA maintenance line item to \$280,000; change the designation for seawall repairs reserve to reflect a new title designation of Seawall Reserve Contribution with a contribution proposed amount for fiscal year 2022/23 of \$50,000; and the line item for Parking Lot Rehabilitation Reserve to reflect the a new title designation of Maintenance Reserve Contribution and the proposed amount for fiscal year 2022/23 of \$50,00; and remove the Field Maintenance expense completely. Upon being put to a vote, the **motion** carried 4 to 0.

## **2. Discussion Regarding Supervisor Compensation**

Ms. Evans requested that she be now compensated for attending meetings because in the past she had waived those fees.

There was consensus of the Board to begin compensation for Ms. Evans equal to the other Supervisor compensation of \$200 per meeting.

## **3. Consider Resolution No. 2022-01 – Numbering & Labelling District Board Seats for Ease of Future Elections**

Resolution No. 2022-01 was presented, entitled:

### **RESOLUTION 2022-01**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DISTRICT NUMBERING & LABELLING DISTRICT BOARD SEATS FOR EASE OF FUTURE ELECTIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

A **motion** was made by Ms. Popelka, seconded by Ms. Evans and passed unanimously adopting Resolution No. 2022-01, as presented.

## **H. REPORTS**

### **1. Manager's Report** **a. Financial Report**

Mr. Crosley presented the financial report. There were no questions from the Board Members.

### **2. Legal Report**

Mr. Cloud noted there was no Legal Report. He reminded the Board that Mr. Smith had covered for him at the last meeting regarding litigation.

Mr. Cloud also advised of a vacancy on the Board which needed to be filled. Mr. Aldrich, Mr. Brown, and Ms. Madden submitted resumes to the Board regarding their willingness to serve the remainder of the term through November 2022, which was held by Robert McCarthy who had recently passed away. Ms. Popelka thanked the three people who had expressed an interest in serving and indicated that she had reviewed all of the resumes and was impressed by all of them.

A **motion** was made by Ms. Popelka nominating Mary Madden to fill the open seat through November, 2022. The **motion** was seconded by Ms. Evans and passed unanimously.

Ms. Madden was sworn in as Supervisor by taking the oath of office.

A **motion** was made by Ms. Popelka, seconded by Ms. Evans to re-designate the officers of the District by nominating Brett Vogeler as Chairman, Leah Popelka as Vice Chairperson, William Crosley as Treasurer and Secretary and the remaining Supervisors, W. Thomas Grimm and Mary Madden as Assistant Secretaries. The **motion** carried unanimously.

### **3. Engineer's Report**

Mr. Brylanski went over the proposal he received from Proway Service Inc. in the amount of \$30,710 for the installation of the planned crosswalks on Bahia Beach Boulevard and some additional crosswalk signage. The proposal was previously distributed to the Board for their review.

A **motion** was made by Mr. Vogeler, seconded by Ms. Evans directing the District Engineer to move forward with Proway with the expense to be paid from reserves and not to exceed \$30,710. That **motion** carried unanimously.

Mr. Brylanski also suggested changing out the signs throughout the District for uniformity purposes. The Board requested an additional proposal to change only safety related signage be brought to a future meeting.

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

There was no Chairman's Report at this time.

### **5. POA Report**

There was no POA Report at this time.

### **6. Bondholder's Report**

There was no Bondholder's Report at this time.

### **7. Landowners' Report**

There was no Landowners' Report at this time.

## **I. ADMINISTRATIVE MATTERS**



Mr. Crosley noted that the next meeting was scheduled for July 8, 2022. He also advised that the August 12, 2022, meeting would include a public hearing on the final budget.

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

Ian Brown indicated that someone had painted a “reserved” spot on a District owned parking lot parking space and asked if he could have it removed. Mr. Brown was advised that the POA should send the resident a letter explaining the violation and for them to return the parking spot to its original state and any expenses related to this issue will be paid by the resident.

**K. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Popelka, seconded by Ms. Evans adjourning the Regular Board Meeting at 3:13 p.m. That **motion** passed unanimously.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

} SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** 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: Budget Meeting** was published in said newspaper by print in the issues of: **7/20/22, 7/27/22** or by publication on the newspaper's website, if authorized, on

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.

**Notice of Public Hearing and Regular Board Meeting of the South Bay Community Development District**

The Board of Supervisors ("Board") of the South Bay Community Development District ("District") will hold a public hearing on August 12, 2022, at 1:00 p.m. at the Sunset Grill and Beach Bar located 602 Bahia del Sol Drive, Ruskin, Florida 33570 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022, and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc. 2501A Burns Road Palm Beach Gardens, FL 33410, (941) 244-2805 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://southbaycdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

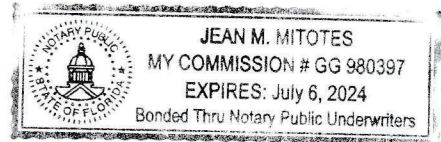
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

South Bay Community Development District  
[www.southbaycdd.org](http://www.southbaycdd.org)

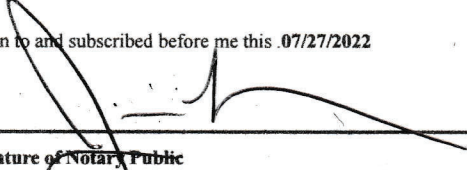
PUBLISH: TAMPA BAY TIMES 07/20/22 & 07/27/22

0000236981



  
\_\_\_\_\_  
**Signature Affiant**

Sworn to and subscribed before me this **07/27/2022**

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

Personally known  or produced identification

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

**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.**

**WHEREAS**, the South Bay Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 12<sup>th</sup> day of August, 2022.

**ATTEST:**

**SOUTH BAY  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

South Bay  
Community Development District

**Final Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

# CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET 2015A1 & B1)
- IV DETAILED FINAL DEBT SERVICE FUND BUDGET 2015A2 & B2)
- V ASSESSABLE UNITS
- VI ASSESSMENT COMPARISON - A1 AND B1 BOND UNITS
- VII ASSESSMENT COMPARISON - A2 AND B2 BOND UNITS

**FINAL BUDGET**  
**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments (On-Roll)	78,304
Administrative Assessments (Off-Roll)	159,126
Maintenance Assessments (On-Roll)	131,206
Maintenance Assessments (Off-Roll)	266,687
Debt Assessments - A1 (On-Roll)	649,473
Debt Assessments - A1 (Off-Roll)	188,696
Debt Assessments - B1 (Off-Roll)	0
Other Income	0
Interest Income	420
<b>TOTAL REVENUES</b>	<b>\$ 1,473,912</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	10,000
Payroll Taxes (Employer)	800
Engineering	15,000
Engineering - Roadways	0
Surveying	1,000
Management	35,208
Legal	70,000
Legal - Extraordinary/Litigation	45,000
Assessment Roll	6,000
Audit Fees	7,250
Arbitrage Rebate Fee	1,950
Travel Per Diam	1,250
Insurance	12,000
Legal Advertising	5,200
Miscellaneous	2,500
Postage	750
Office Supplies	1,500
Dues & Subscriptions	175
Website Management	2,000
Trustee Fees	9,000
Continuing Disclosure Fee	5,000
Property Taxes	390
Document Storage	1,200
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 233,173</b>
<b>MAINTENANCE EXPENDITURES</b>	
POA Maintenance	280,000
Seawall Reserve Contribution	50,000
Sod	0
Repayment Of Electrical Services	0
Miscellaneous Maintenance	10,000
Maintenance Reserve Contribution	50,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 390,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 623,173</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 850,739</b>
Bond Payments (A-1 Bond)	799,200)
Bond Payments (B-1 Bond)	-
<b>BALANCE</b>	<b>\$ 51,539</b>
Tax Collector Fees	17,180)
Discounts For Early Payments	34,359)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments (On-Roll)	56,987	74,855	78,304	Admin Expenditures Less Interest & Carryover/.94
Administrative Assessments (Off-Roll)	131,126	152,137	159,126	Off Roll Assessments
Maintenance Assessments (On-Roll)	98,789	120,841	131,206	Maint Expenditures/.94
Maintenance Assessments (Off-Roll)	227,153	245,607	266,687	Off Roll Assessments
Debt Assessments - A1 (On-Roll)	650,027	649,473	649,473	Bond Payments (A1)/.94
Debt Assessments - A1 (Off-Roll)	209,670	209,670	188,696	Off Roll Assessments
Debt Assessments - B1 (Off-Roll)	6,979,700	0	0	B-1 Principal Balance Paid In Full In 2021
Other Income	11,378	0	0	
Interest Income	557	420	420	Interest Projected At \$35 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 8,365,387</b>	<b>\$ 1,453,003</b>	<b>\$ 1,473,912</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	6,800	10,000	10,000	No Change From 2021/2022 Budget
Payroll Taxes (Employer)	520	800	800	Projected At 8% Of Supervisor Fees
Engineering	41,909	15,000	15,000	No Change From 2021/2022 Budget
Engineering - Roadways	30,045	0	0	
Surveying	0	1,000	1,000	No Change From 2021/2022 Budget
Management	35,208	35,208	35,208	No Change From 2021/2022 Budget
Legal	74,267	70,000	70,000	No Change From 2021/2022 Budget
Legal - Extraordinary/Litigation	64,170	40,000	45,000	\$5,000 Increase From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2021/2022 Budget
Audit Fees	6,850	7,000	7,250	Accepted Amount For 2021/2022 Audit
Arbitrage Rebate Fee	1,950	1,950	1,950	Arbitrage Needed For 3 Bond Issues (05, A1-B1 & A2-B2)
Travel Per Diam	585	1,250	1,250	No Change From 2021/2022 Budget
Insurance	8,583	9,000	12,000	FY 2021/2022 Expenditure Was \$10,725
Legal Advertising	16,089	3,200	5,200	\$2,000 Increase From 2021/2022 Budget
Miscellaneous	2,280	2,500	2,500	No Change From 2021/2022 Budget
Postage	639	750	750	No Change From 2021/2022 Budget
Office Supplies	956	1,500	1,500	No Change From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Trustee Fees	9,000	9,000	9,000	No Change From 2021/2022 Budget
Continuing Disclosure Fee	5,000	5,000	5,000	No Change From 2021/2022 Budget
Property Taxes	389	390	390	No Change From 2021/2022 Budget
Document Storage	0	1,200	1,200	No Change From 2021/2022 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 313,415</b>	<b>\$ 222,923</b>	<b>\$ 233,173</b>	
<b>MAINTENANCE EXPENDITURES</b>				
POA Maintenance	192,000	240,000	280,000	\$23,333.33 Per Month - Landscaping, Irrigation & Electricity
Seawall Reserve Contribution	38,400	39,000	50,000	\$11,000 Increase From 2021/2022 Budget
Sod	0	38,000	0	Line Item Eliminated
Repayment Of Electrical Services	0	3,443	0	Line Item Eliminated
Miscellaneous Maintenance	9,888	5,000	10,000	\$5,000 Increase From 2021/2022 Budget
Maintenance Reserve Contribution	121,395	33,750	50,000	\$16,250 Increase From 2021/2022 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 361,683</b>	<b>\$ 359,193</b>	<b>\$ 390,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 675,098</b>	<b>\$ 582,116</b>	<b>\$ 623,173</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 7,690,289</b>	<b>\$ 870,887</b>	<b>\$ 850,739</b>	
Bond Payments (A-1 Bond)	825,290)	820,174)	799,200)	2023 A-1 Bond P & I Payments Less Earned Interest
Bond Payments (B-1 Bond)	6,979,700)	-	-	B-1 Principal Balance Paid In Full In 2021
<b>BALANCE</b>	<b>\$ 114,701)</b>	<b>\$ 50,713</b>	<b>\$ 51,539</b>	
Tax Collector Fees	9,220)	16,905)	17,180)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	27,078)	33,808)	34,359)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 150,999)</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 150,999)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE (2015A1 & B1) BUDGET**  
**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income (2015A-1)	174	100	100	Projected Interest For 2022/2023
Interest Income (2015B-1)	116	0	0	Projected Interest For 2022/2023
Debt Assessments (2015A-1)	825,290	820,174	799,200	Maximum Debt Service Collection
Prepaid Bond Collection (2015A-1)	0	0	0	
Debt Assessments (2015B-1)	6,807,756	0	0	Principal Balance Paid In Full In 2021
<b>Total Revenues</b>	<b>\$ 7,633,336</b>	<b>\$ 820,274</b>	<b>\$ 799,300</b>	
<b>EXPENDITURES</b>				
Principal Payments (2015A-1)	325,000	345,000	360,000	Principal Payment Due In 2023
Principal Payments (2015B-1)	0	0	0	Principal Balance Paid In Full In 2021
Interest Payments (2015A-1)	501,883	472,281	439,110	Interest Payments Due In 2023
Interest Payments (2015B-1)	343,888	0	0	Principal Balance Paid In Full In 2021
Bond Redemption (2015A-1)	0	2,993	190	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 1,170,771</b>	<b>\$ 820,274</b>	<b>\$ 799,300</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 6,462,565</b>	<b>\$ -</b>	<b>\$ -</b>	

**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		

Par Amount As Of 5/1/2022 = \$7,560,000

**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 2023	Landowner Paid Off 2015B-1 Principal Balance In May 2021	
		Trustee Made Payment To Bondholders In November 2021	

Par Amount As Of 5/1/2022 = \$0



**DETAILED FINAL DEBT SERVICE (2015A2 & B2) BUDGET**  
**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income (2015A-2)	112	80	80	Projected Interest For 2022/2023
Interest Income (2015B-2)	28	20	20	Projected Interest For 2022/2023
Debt Assessments (2015A-2)	0	1,069,260	458,475	2023 P & I Payments (2015A-2) Less Earned Interest
Debt Assessments (2015B-2)	0	275,530	275,530	2023 P & I Payments (2015B-2) Less Earned Interest
<b>Total Revenues</b>	<b>\$ 140</b>	<b>\$ 1,344,890</b>	<b>\$ 734,105</b>	
<b>EXPENDITURES</b>				
Principal Payments (2015A-2)	0	410,000	175,000	Principal Payment Due In 2022
Principal Payments (2015B-2)	0	0	0	No Principal Payment Due In 2022
Interest Payments (2015A-2)	0	659,340	283,555	Interest Payments Due In 2022
Interest Payments (2015B-2)	0	275,550	275,550	Interest Payments Due In 2022
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 1,344,890</b>	<b>\$ 734,105</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 140</b>	<b>\$ -</b>	<b>\$ -</b>	

Notes

Note: Principal Payments Include Compounded Interest.  
Principal & Interest Payments were scheduled to commence in 2019.  
No Principal & Interest payments have been made in 2019, 2020, 2021 and 2022.  
SPE Property has only partially been sold. Capital Assessments are being held in abeyance.  
Fiscal Year 2022/2023 Series 2015A-2 Principal & Interest Payments are estimated.

**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 Were Scheduled To Commence In 2019	
		Bond was partially paid down with funds from the Sale of the Riverton property.	
Par Amount As Of 5/1/2022 =	\$4,895,000		

**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 Were Scheduled To Commence In 2019	
Par Amount As Of 5/1/2022 =	\$4,175,000		

# South Bay Community Development District Assessable Units

## O & M Assessable Units

For the **O&M** assessment there are 1,567.339 units in the South Bay Community Development District resulting in a total of 1,079.829 EAUs.

All 1,567.339 units are assessed for the administrative portion of the O & M assessment.

All 1,567.339 units are assessed for the maintenance portion of the O & M assessment.

Lot Type	Total Units	EAU per Unit	Total EAUs
Townhomes (Platted)	154	0.75	115.5
Serenity Bay Single Family	78	1.00	78
Hotel/Con (Platted)	94	0.19	17.86
Hotel/Con (No Debt)	6	0.50	3
Hotel/Con (No Debt)	6	0.75	4.5
One Bedroom Harborside (4 No Debt)	120	0.50	60
Multi Bedroom Harborside (1 No Debt)	38	0.75	28.5
Single Family Estates (Platted)	120	1.00	120
Comm/Club Fac (A-B1)	21.979	1.50	32.9685
Comm/Club Fac (A-B1)	6.86	1.50	10.29
Comm/Club Fac (A-B1)	1.5	1.64	2.46
Antigua Cove Marina (Slips)	320	0.25	80
Harborside Marina (Slips)	99	0.25	24.75
Townhomes (LG) (B2)	66	1.00	66
Large Condominiums (B2)	316	1.00	316
Townhomes (Parcel K)	28	1.00	28
Condominiums (Parcel I)	20	1.00	20
Townhomes (Parcel N & P)	72	1.00	72
Parcel Q Townhomes (No Maint)	0	0.75	0
Single Family Estates (No Maint)	0	1.00	0
<b>TOTAL</b>	<b>1,567.339</b>		<b>1,079.829</b>

## A-1 Bond Assessable Units

For the A-1 **Debt** assessment there are 446 assessable units (formerly 451.78).

There are 154 Townhomes	<b>A</b>
There are 94 Hotel/Cons (1 BR-.19)	<b>E</b>
There are 78 Unplatted Serenity Bay Single Family Homes	<b>B</b>
There are 120 Platted (As Of 2022) Single Family Estates	<b>B</b>
There are 0 Boat Slips (Bond Balance For 5.78 Boat Slips Paid Off In November 2021)	<b>N</b>

Note: Currently 78 Unplatted Serenity Bay And 120 Platted Single Family  
One Single Family Property Owner Has Prepaid Their Debt Assessment

## B-1 Bond Assessable Units (Bond Was Paid Off In November 2021)

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

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

## A-2 Bond Assessable Units

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

Formerly 447 assessable units (before sale of Riverton Property)

There are 72 Condominiums (LG)	<b>Q</b>
There are 28 Parcel K Townhomes	<b>R</b>
There are 20 Parcel I Condominiums	<b>S</b>
There are 0 Parcel Q Townhomes (formerly 86)	<b>T</b>
There are 0 Single Family Estates (formerly 241)	<b>U</b>

## 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)	<b>Q</b>
There are 28 Parcel K Townhomes	<b>R</b>
There are 20 Parcel I Condominiums	<b>S</b>

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

Lot Type		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2019/2020 Assessment**	2020/2021 Assessment**	2021/2022 Assessment**	2022/2023 Projected Assessment**
Townhomes	Operation & Maintenance	\$ 363.09	\$ 341.39	\$ 429.33	\$ 459.64
	<u>2015A-1 Debt</u>	\$ 1,930.20	\$ 1,930.20	\$ 1,930.20	\$ 1,930.20
<b>A</b>	<b>Sub-Total For Townhomes</b>	<b>\$ 2,293.29</b>	<b>\$ 2,271.59</b>	<b>\$ 2,359.53</b>	<b>\$ 2,389.84</b>
Townhomes (LG) P	Operation & Maintenance	\$ 484.12	\$ 455.19	\$ 572.45	\$ 612.85
	2015A-1 Debt	\$ -	\$ -	\$ -	\$ -
	<u>2015B-1 Debt</u>	\$ 1,087.71	\$ 1,087.71	\$ -	\$ -
	<b>Sub-Total For Townhomes (LG)</b>	<b>\$ 1,571.83</b>	<b>\$ 1,542.90</b>	<b>\$ 572.45</b>	<b>\$ 612.85</b>
Condominiums (LG) B-1 Debt C	Operation & Maintenance	\$ 484.12	\$ 455.19	\$ 572.45	\$ 612.85
	<u>2015B-1 Debt</u>	\$ 1,087.71	\$ 1,087.71	\$ -	\$ -
	<b>Sub-Total For Condominiums (LG)</b>	<b>\$ 1,571.83</b>	<b>\$ 1,542.90</b>	<b>\$ 572.45</b>	<b>\$ 612.85</b>
Condominiums (LG) No Debt D	Operation & Maintenance	\$ 484.12	\$ 455.19	\$ 572.45	\$ 612.85
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
	<b>Sub-Total For Condominiums (LG)</b>	<b>\$ 484.12</b>	<b>\$ 455.19</b>	<b>\$ 572.45</b>	<b>\$ 612.85</b>
Hotel/Con (1 BR) .19 Per Unit ERU E	Operation & Maintenance	\$ 91.98	\$ 86.49	\$ 108.77	\$ 116.45
	<u>2015A-1 Debt</u>	\$ 488.98	\$ 488.98	\$ 488.98	\$ 488.98
	<b>Sub-Total For Hotel/Con (1 BR-.19)</b>	<b>\$ 580.96</b>	<b>\$ 575.47</b>	<b>\$ 597.75</b>	<b>\$ 605.43</b>
Hotel/Con (1 BR) .50 Per Unit ERU F	Operation & Maintenance	\$ 242.06	\$ 227.61	\$ 286.23	\$ 306.44
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
	<b>Sub-Total For Hotel/Con (1 BR-.50)</b>	<b>\$ 242.06</b>	<b>\$ 227.61</b>	<b>\$ 286.23</b>	<b>\$ 306.44</b>
Hotel/Con (1 BR) .75 Per Unit ERU G	Operation & Maintenance	\$ 363.09	\$ 341.39	\$ 429.33	\$ 459.64
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
	<b>Sub-Total For Hotel/Con (1 BR-.50)</b>	<b>\$ 363.09</b>	<b>\$ 341.39</b>	<b>\$ 429.33</b>	<b>\$ 459.64</b>
1 Bedroom Harboursides H	Operation & Maintenance	\$ 242.06	\$ 227.61	\$ 286.23	\$ 306.44
	<u>2015B-1 Debt</u>	\$ 593.27	\$ 593.27	\$ -	\$ -
	<b>Sub-Total For 1 BR Harboursides</b>	<b>\$ 835.33</b>	<b>\$ 820.88</b>	<b>\$ 286.23</b>	<b>\$ 306.44</b>
2/3 Bedroom Harboursides I	Operation & Maintenance	\$ 363.09	\$ 341.39	\$ 429.33	\$ 459.64
	<u>2015B-1 Debt</u>	\$ 889.88	\$ 889.88	\$ -	\$ -
	<b>Sub-Total For 2/3 BR Harboursides</b>	<b>\$ 1,252.97</b>	<b>\$ 1,231.27</b>	<b>\$ 429.33</b>	<b>\$ 459.64</b>
Single Family Estate B	Operation & Maintenance	\$ 484.12	\$ 455.19	\$ 572.45	\$ 612.85
	<u>2015A-1 Debt</u>	\$ 2,573.60	\$ 2,573.60	\$ 2,573.60	\$ 2,573.60
	<b>Sub-Total For Single Family Estate</b>	<b>\$ 3,057.72</b>	<b>\$ 3,028.79</b>	<b>\$ 3,146.05</b>	<b>\$ 3,186.45</b>
Commercial / Retail 1.5 EAU - No Debt J	Operation & Maintenance	\$ 726.18	\$ 682.80	\$ 858.68	\$ 919.29
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
	<b>Sub-Total For Club Fac.</b>	<b>\$ 726.18</b>	<b>\$ 682.80</b>	<b>\$ 858.68</b>	<b>\$ 919.29</b>
Commercial / Retail 1.64 EAU K	Operation & Maintenance	\$ 793.95	\$ 746.52	\$ 938.81	\$ 1,005.07
	<u>2015B-1 Debt (1.64 ERU)</u>	\$ 1,779.55	\$ 1,779.55	\$ -	\$ -
	<b>Sub-Total For Club Fac.</b>	<b>\$ 2,573.50</b>	<b>\$ 2,526.07</b>	<b>\$ 938.81</b>	<b>\$ 1,005.07</b>
Commercial / Retail 1.5 EAU L	Operation & Maintenance	\$ 726.18	\$ 682.80	\$ 858.68	\$ 919.29
	<u>2015B-1 Debt (1.5 ERU)</u>	\$ 1,631.53	\$ 1,631.53	\$ -	\$ -
	<b>Sub-Total For Club Fac.</b>	<b>\$ 2,357.71</b>	<b>\$ 2,314.33</b>	<b>\$ 858.68</b>	<b>\$ 919.29</b>
Boat Slips No Debt M	Operation & Maintenance	\$ 726.18	\$ 113.80	\$ 143.12	\$ 153.21
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
	<b>Sub-Total For Boat Slips</b>	<b>\$ 726.18</b>	<b>\$ 113.80</b>	<b>\$ 143.12</b>	<b>\$ 153.21</b>
Boat Slips 5.78 A1 & B1 N	Operation & Maintenance	\$ 726.18	\$ 113.80	\$ 143.12	\$ 153.21
	2015A-1 Debt	\$ 3,860.39	\$ 3,860.39	\$ 3,860.39	\$ -
	<u>2015B-1 Debt</u>	\$ 1,705.32	\$ 1,705.32	\$ -	\$ -
	<b>Sub-Total For Boat Slips</b>	<b>\$ 6,291.89</b>	<b>\$ 5,679.51</b>	<b>\$ 4,003.51</b>	<b>\$ 153.21</b>
Boat Slips 5.79 B-1 only O	Operation & Maintenance	\$ 726.18	\$ 113.80	\$ 143.12	\$ 153.21
	2015A-1 Debt	\$ -	\$ -	\$ -	\$ -
	<u>2015B-1 Debt</u>	\$ 1,705.32	\$ 1,705.32	\$ -	\$ -
	<b>Sub-Total For Boat Slips</b>	<b>\$ 2,431.50</b>	<b>\$ 1,819.12</b>	<b>\$ 143.12</b>	<b>\$ 153.21</b>

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 - A-2 And B-2 Bond Units**

Lot Type		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2019/2020 Assessment**	2020/2021 Assessment**	2021/2022 Assessment**	2022/2023 Projected Assessment**
<b>72 Condominiums (LG)</b> A2 & B2 Debt) <b>Q</b>	Operation & Maintenance	\$ 484.12	\$ 455.19	\$ 572.45	\$ 612.85
	A-2 Debt	\$ -	\$ -	\$ -	\$ -
	<u>B-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	<b>\$ 484.12</b>	<b>\$ 455.19</b>	<b>\$ 572.45</b>	<b>\$ 612.85</b>
<b>Parcel K Townhomes</b> <b>R</b>	Operation & Maintenance	\$ 484.12	\$ 455.19	\$ 572.45	\$ 612.85
	A-2 Debt	\$ -	\$ -	\$ -	\$ -
	<u>B-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	<b>\$ 484.12</b>	<b>\$ 455.19</b>	<b>\$ 572.45</b>	<b>\$ 612.85</b>
<b>Parcel I Condominiums</b> <b>S</b>	Operation & Maintenance	\$ 484.12	\$ 455.19	\$ 572.45	\$ 612.85
	A-2 Debt	\$ -	\$ -	\$ -	\$ -
	<u>B-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	<b>\$ 484.12</b>	<b>\$ 455.19</b>	<b>\$ 572.45</b>	<b>\$ 612.85</b>
<b>Parcel Q Townhomes (LG)</b> No Maintenance) <b>T</b>	Administrative	\$ 130.99	\$ 105.95	\$ -	\$ -
	<u>A-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	<b>\$ 130.99</b>	<b>\$ 105.95</b>	<b>\$ -</b>	<b>\$ -</b>
<b>241 Single Family Estates</b> No Maintenance) <b>U</b>	Administrative	\$ 174.65	\$ 141.27	\$ -	\$ -
	<u>A-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	<b>\$ 174.65</b>	<b>\$ 141.27</b>	<b>\$ -</b>	<b>\$ -</b>

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

**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the South Bay Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT, HILLSBOROUGH COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 12<sup>th</sup> day of August, 2022.

**ATTEST:**

**SOUTH BAY  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the South Bay Community Development District (the “District”) has revised their Fiscal Year 2021/2022 Regular Meeting Schedule by holding Regular Meetings at the Sunset Grill and Beach Bar located at 602 Bahia del Sol Drive, Ruskin, Florida 33570, at 1:00 p.m. on the following dates:

**October 14, 2022  
November 11, 2022  
December 9, 2022  
January 13, 2023  
February 10, 2023  
March 10, 2023  
April 14, 2023  
May 12, 2023  
June 9, 2023  
July 14, 2023  
August 11, 2023  
September 8, 2023**

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 (941) 244-2805 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 (941) 244-2805 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)

**PUBLISH: TAMPA BAY TIMES 00/00/2022**







South Bay  
Community Development District

**Financial Report For  
June 2022**



**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JUNE 2022**

	Annual Budget 10/1/21- 9/30/22	Actual Jun-22	Year To Date Actual 10/1/21 - 6/30/22	Year To Date Budget 10/1/21 - 6/30/22
<b>REVENUES</b>				
Administrative Assessments (On-Roll)	74,855	1,349	74,843	74,855
Administrative Assessments (Off-Roll)	152,137	0	133,613	141,000
Maintenance Assessments (On-Roll)	120,841	2,180	120,933	120,841
Maintenance Assessments (Off-Roll)	245,607	0	215,702	236,000
Debt Assessments - A1 (On-Roll)	649,473	11,715	649,912	649,473
Debt Assessments - A1 (Off-Roll)	209,670	0	188,696	204,000
Other Revenue	0	0	8,000	0
Other Revenue - Riverton Sale	0	0	464,164	0
Interest Income	420	0	554	315
<b>TOTAL REVENUES</b>	<b>\$ 1,453,003</b>	<b>\$ 15,244</b>	<b>\$ 1,856,417</b>	<b>\$ 1,426,484</b>
<b>O &amp; M EXPENDITURES</b>				
Supervisor Fees	10,000	800	3,600	7,000
Payroll Taxes (Employer)	800	61	275	560
Engineering	15,000	0	27,319	11,250
Engineering - Roadways	0	1,883	5,213	0
Surveying	1,000	0	0	747
Management	35,208	2,934	26,406	26,406
Legal	70,000	5,798	42,331	52,497
Legal - Extraordinary/Litigation	40,000	900	13,050	29,997
Assessment Roll	6,000	0	0	0
Audit Fees	7,000	3,000	6,500	7,000
Arbitrage Rebate Fee	1,950	0	1,950	1,950
Travel Per Diam	1,250	0	207	936
Insurance	9,000	0	10,725	9,000
Legal Advertising	3,200	0	2,256	2,402
Miscellaneous	2,500	376	1,496	1,872
Postage	750	46	300	558
Office Supplies	1,500	129	593	1,125
Dues & Subscriptions	175	0	175	175
Website Management	2,000	167	1,500	1,502
Trustee Fees	9,000	0	0	0
Continuing Disclosure Fee	5,000	0	5,000	5,000
Property Taxes	390	0	389	390
Methodology Report	0	5,000	5,000	0
Document Storage	1,200	0	0	900
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 222,923</b>	<b>\$ 21,094</b>	<b>\$ 154,285</b>	<b>\$ 161,267</b>
<b>MAINTENANCE EXPENDITURES</b>				
POA Maintenance	240,000	20,000	180,000	180,000
Seawall Repairs (Reserve As Of 9-30-21: \$36,200)	39,000	0	42,500	27,300
Sod	38,000	0	30,755	32,600
Repayment Of Electrical Services	3,443	0	0	3,443
Miscellaneous Maintenance	5,000	0	0	3,500
Roadway Maintenance (Reserve As Of 9-30-21: \$129,668)	0	0	209,935	0
Parking Lot Rehabilitation	33,750	0	35,448	33,750
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 359,193</b>	<b>\$ 20,000</b>	<b>\$ 498,638</b>	<b>\$ 280,593</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 582,116</b>	<b>\$ 41,094</b>	<b>\$ 652,923</b>	<b>\$ 441,860</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 870,887</b>	<b>\$ 25,850</b>	<b>\$ 1,203,494</b>	<b>\$ 984,624</b>
Payment To Trustee (A-1 Bond)	820,174)	11,481)	802,372)	815,000)
<b>BALANCE</b>	<b>\$ 50,713</b>	<b>\$ 37,331)</b>	<b>\$ 401,122</b>	<b>\$ 169,624</b>
County Appraiser & Tax Collector Fee	16,905)	305)	16,297)	16,905)
Discounts for Early Payments	33,808)	0	30,855)	33,808)
<b>EXCESS/(SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 37,636)</b>	<b>\$ 353,970</b>	<b>\$ 118,911</b>
Carryover From Prior Year	\$ -			\$ -
<b>NET EXCESS/(SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 37,636)</b>	<b>\$ 353,970</b>	<b>\$ 118,911</b>

**Notes**

Seawall Expenditures (Non-Budgeted) Are Deducted From Seawall Reserve. - Balance As Of 9/30/21 Was \$36,200. \$3,500 deducted from Reserve in 21/22.  
\$464,164 was received for Riverton Sale on 10/26/21.  
Fiscal Year 2020/2021 Sale Of Riverton Legal Fees: \$36,390  
Fiscal Year 2021/2022 Sale Of Riverton Legal Fees: \$8,490  
Fiscal Year 2020/2021 Sale Of Riverton Legal Advertising Fees: \$4,514  
Fiscal Year 2021/2022 Roadway Maintenance Deducted From Reserve: \$80,267.35 - Reserve Balance As Of 9/30/21 Was \$129,668. Expenditure As Of 6/30/22 = \$209,935.35

Available Funds As Of 9/30/21	\$ 33,529.61
<b>Bank Balance As Of 6/30/22</b>	<b>\$ 586,864.83</b>
<b>Accounts Payable As Of 6/30/22</b>	<b>\$ 38,497.01</b>
<b>Accounts Receivable As Of 6/30/22</b>	<b>\$ 5,000.00</b>
<b>Reserve For Seawall Repairs As Of 6/30/22</b>	<b>\$ 32,700.00</b>
<b>Reserve For Maintenance As Of 6/30/22</b>	<b>\$ 334,502.65</b>
<b>Available Funds As Of 6/30/22</b>	<b>\$ 186,165.17</b>

**South Bay Community Development District**  
**Expenditures**  
**May through June 2022**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
<b>Expenditures</b>					
<b>511.122 · Payroll tax expense</b>					
	05/23/2022	PR 05.13.22		MTG 05.13.22 CK 05.24.22 (Payroll Taxes)	45.90
	06/14/2022	PR 06.10.22		MTG 06.10.22 CK 06.15.22 (Payroll Taxes)	45.90
Total 511.122 · Payroll tax expense					<u>91.80</u>
<b>511.131 · Supervisors Fee</b>					
	05/23/2022	PR 05.13.22		MTG 05.13.22 CK 05.24.22 (Supervisor Fees)	600.00
	06/14/2022	PR 06.10.22		MTG 06.10.22 CK 06.15.22 (Supervisor Fees)	600.00
Total 511.131 · Supervisors Fee					<u>1,200.00</u>
<b>511.310 · Engineering</b>					
<b>511.321 · Engineering - Roadways</b>					
	06/30/2022	88660	Hole Montes	For Services Rendered From June 1, 2022 to June 30, 2022	1,882.50
Total 511.321 · Engineering - Roadways					<u>1,882.50</u>
<b>511.310 · Engineering - Other</b>					
	05/31/2022	88430	Hole Montes	For Services Rendered From May 1, 2022 to May 31, 2022	3,326.25
Total 511.310 · Engineering - Other					<u>3,326.25</u>
Total 511.310 · Engineering					<u>5,208.75</u>
<b>511.311 · Management Fees</b>					
	05/31/2022	2022-0507	Special District Services, Inc.	Management Fee May 2022	2,934.00
	06/30/2022	2022-0606	Special District Services, Inc.	Management Fee June 2022	2,934.00
Total 511.311 · Management Fees					<u>5,868.00</u>
<b>511.315 · Legal Fees</b>					
	05/31/2022	11081918	Gray Robinson	General Representation - May 2022	1,860.00
	06/30/2022	11087189	Gray Robinson	General Representation - June 2022	5,798.19
Total 511.315 · Legal Fees					<u>7,658.19</u>
<b>511.319 · Methodology Report</b>					
	06/28/2022	2022-0656	Special District Services, Inc.	Analysis Of O&M Assessments For Seawalls - Draft	5,000.00
Total 511.319 · Methodology Report					<u>5,000.00</u>
<b>511.320 · Audit Fees</b>					
	05/27/2022	17373206	Carr Riggs & Ingram	2nd Progress Pmt 2020/2021 Audit	1,500.00
	06/30/2022	17395632	Carr Riggs & Ingram	3rd Progress Pmt 2020/2021 Audit	3,000.00
Total 511.320 · Audit Fees					<u>4,500.00</u>
<b>511.512 · Miscellaneous</b>					
	05/23/2022	PR 05.13.22		MTG 05.13.22 CK 05.24.22 (Payroll Processing)	51.95
	05/26/2022	339	Clark D. Bennett	Bond Amortization schedule [Series 2015 A-1 Bond]	150.00
	05/31/2022	2022-0507	Special District Services, Inc.	Documents Storage April 2022	17.89
	05/31/2022	2022-0507	Special District Services, Inc.	Postage April 2022	2.12
	06/14/2022	PR 06.10.22		MTG 06.10.22 CK 06.15.22 (Payroll Processing)	52.60
	06/30/2022	2022-0606	Special District Services, Inc.	Documents Storage May 2022	17.89
	06/30/2022	2022-0606	Special District Services, Inc.	Charge Back: Champion Self Storage	201.54
	06/30/2022	2022-0606	Special District Services, Inc.	Conference Calls May 2022	34.15

**South Bay Community Development District  
Expenditures  
May through June 2022**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	06/30/2022	2022-0606	Special District Services, Inc.	Travel May 2022	70.20
Total 511.512 · Miscellaneous					<u>598.34</u>
<b>511.513 · Postage and Delivery</b>					
	05/31/2022	2022-0507	Special District Services, Inc.	FedEx April 2022	76.35
	06/30/2022	2022-0606	Special District Services, Inc.	FedEx May 2022	46.43
Total 511.513 · Postage and Delivery					<u>122.78</u>
<b>511.514 · Office Supplies</b>					
	05/31/2022	2022-0507	Special District Services, Inc.	Copier April 2022	45.45
	06/30/2022	2022-0606	Special District Services, Inc.	Copier May 2022	100.50
	06/30/2022	2022-0606	Special District Services, Inc.	Meeting Books May 2022	28.00
Total 511.514 · Office Supplies					<u>173.95</u>
<b>511.750 · Website Management</b>					
	05/31/2022	2022-0507	Special District Services, Inc.	Website May 2022	166.66
	06/30/2022	2022-0606	Special District Services, Inc.	Website June 2022	166.66
Total 511.750 · Website Management					<u>333.32</u>
<b>511.882 · Common Area Maintenance</b>					
	05/01/2022	2022-05-01	Little Harbor POA (Monthly)	Common Area Maintenance	20,000.00
	06/01/2022	2022-06-01	Little Harbor POA (Monthly)	Common Area Maintenance	20,000.00
Total 511.882 · Common Area Maintenance					<u>40,000.00</u>
<b>512.315 · Legal -Extraordinary/Litigation</b>					
	06/30/2022	11087191	Gray Robinson	Little Harbor Development LP, et al v. South Bay CDD - June 2022	900.00
Total 512.315 · Legal -Extraordinary/Litigation					<u>900.00</u>
<b>Total Expenditures</b>					<u><b>71,655.13</b></u>

**South Bay Community Development District**  
**Balance Sheet**  
**As of June 30, 2022**

	<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	586,864.83	0.00	0.00	0.00	0.00	0.00	586,864.83
<b>Total Checking/Savings</b>	<b>586,864.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>586,864.83</b>
<b>Total Current Assets</b>	<b>586,864.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>586,864.83</b>
<b>Other Assets</b>							
Investments - Principal Account (2015-B1)	0.00	0.00	0.04	0.00	0.00	0.00	0.04
Investments - Interest Account (A1)	0.00	0.00	0.20	0.00	0.00	0.00	0.20
Investments - Revenue Account (2005)	0.00	8,766.10	0.00	0.00	0.00	0.00	8,766.10
Investments - Prepayment Account (B1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Prepayment Account (A1)	0.00	0.00	4,877.78	0.00	0.00	0.00	4,877.78
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	0.20	0.00	0.00	0.00	0.20
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	330,866.88	0.00	0.00	0.00	330,866.88
Investments - Reserve Account (2015-A1)	0.00	0.00	411,125.63	0.00	0.00	0.00	411,125.63
Investments - Reserve Account (2015-B1)	0.00	0.00	0.57	0.00	0.00	0.00	0.57
Investments - Revenue Account (2015-2)	0.00	0.00	109,983.72	0.00	0.00	0.00	109,983.72
Investments - Reserve Account (2015-A2)	0.00	0.00	516,470.00	0.00	0.00	0.00	516,470.00
Investments - Reserve Account (2015-B2)	0.00	0.00	253,995.40	0.00	0.00	0.00	253,995.40
Investments - Sinking (2015-1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	5,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A/R B-1 Bond Assessments	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	28,197,947.00	0.00	28,197,947.00
Accumulated Depreciation	0.00	0.00	0.00	0.00	-6,066,554.00	0.00	-6,066,554.00
Amount Available In DSF (2005)	0.00	0.00	0.00	0.00	0.00	8,766.10	8,766.10
Amount Available In DSF (2015)	0.00	0.00	0.00	0.00	0.00	1,627,320.42	1,627,320.42
Amount To Be Provided	0.00	0.00	0.00	0.00	0.00	21,748,913.48	21,748,913.48
<b>Total Other Assets</b>	<b>5,000.00</b>	<b>8,766.10</b>	<b>1,627,320.42</b>	<b>0.00</b>	<b>38,943,449.00</b>	<b>23,385,000.00</b>	<b>63,969,535.52</b>
<b>TOTAL ASSETS</b>	<b>591,864.83</b>	<b>8,766.10</b>	<b>1,627,320.42</b>	<b>0.00</b>	<b>38,943,449.00</b>	<b>23,385,000.00</b>	<b>64,556,400.35</b>

**South Bay Community Development District**  
**Balance Sheet**  
**As of June 30, 2022**

	<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>							
Reserve For Seawall Repairs	32,700.00	0.00	0.00	0.00	0.00	0.00	32,700.00
Reserve For Maintenance (Previous)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve For Maintenance	334,502.65	0.00	0.00	0.00	0.00	0.00	334,502.65
Due To Bondholders	0.00	6,755,000.00	0.00	0.00	0.00	0.00	6,755,000.00
Accounts Payable	38,497.01	0.00	0.00	0.00	0.00	0.00	38,497.01
<b>Total Accounts Payable</b>	<b>405,699.66</b>	<b>6,755,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,160,699.66</b>
<b>Total Current Liabilities</b>	<b>405,699.66</b>	<b>6,755,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,160,699.66</b>
<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	7,560,000.00	7,560,000.00
Special Assessment Debt (2015B-1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2015A-2)	0.00	0.00	0.00	0.00	0.00	4,895,000.00	4,895,000.00
Special Assessment Debt (2015B-2)	0.00	0.00	0.00	0.00	0.00	4,175,000.00	4,175,000.00
<b>Total Long Term Liabilities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,385,000.00</b>	<b>23,385,000.00</b>
<b>Total Liabilities</b>	<b>405,699.66</b>	<b>6,755,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,385,000.00</b>	<b>30,545,699.66</b>
<b>Equity</b>							
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	45,010,003.00	0.00	45,010,003.00
Retained Earnings	33,529.61	-6,746,234.62	8,989,416.85	0.00	-6,066,554.00	0.00	-3,789,842.16
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income*	152,635.56	0.72	-7,362,096.43	0.00	0.00	0.00	-7,209,460.15
<b>Total Equity</b>	<b>186,165.17</b>	<b>-6,746,233.90</b>	<b>1,627,320.42</b>	<b>0.00</b>	<b>38,943,449.00</b>	<b>0.00</b>	<b>34,010,700.69</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>591,864.83</b>	<b>8,766.10</b>	<b>1,627,320.42</b>	<b>0.00</b>	<b>38,943,449.00</b>	<b>23,385,000.00</b>	<b>64,556,400.35</b>

**Notes**

Roadways Expenditures Were Deducted From (9-30-21) Maintenance Reserve (\$129,668).

Seawall Expenditures Are Deducted From Seawall Reserve. Balance As Of 9/30/21 Was \$36,200.

\* For Balance Sheet: Eligible Roadways & Seawall Expenditures Are Added To Operating Fund Net Income Amount.

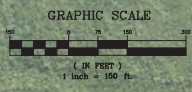
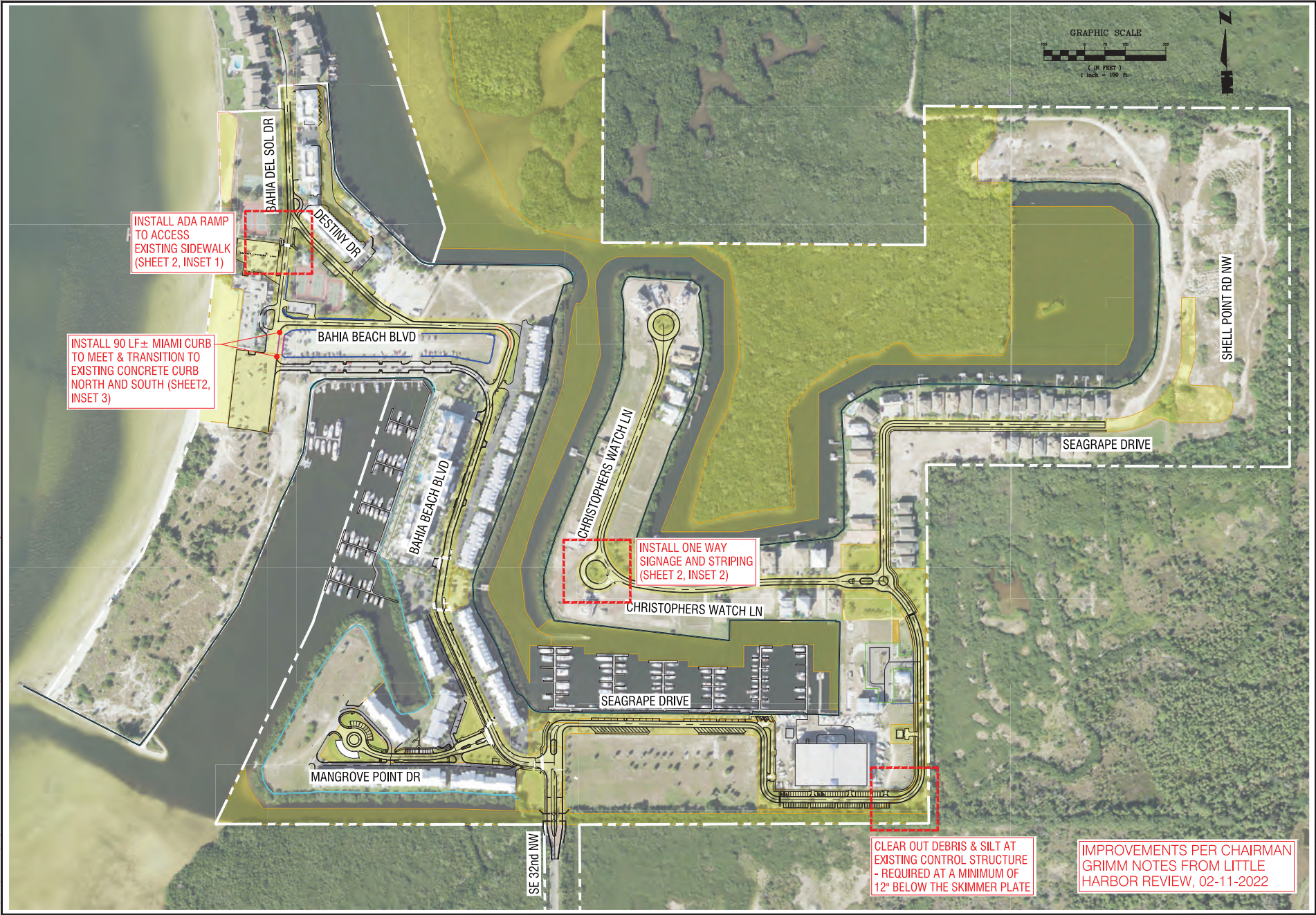
Current 2021/2022 Amount = \$133,168.

\* For Balance Sheet: Reserve For Maintenance is Subtracted From Operating Fund Net Income Amount.

Current Amount = \$334,502.65.



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DESIGNED BY		DATE	SCALE
DRAWN BY		DATE	SCALE
CHECKED BY		DATE	SCALE
VERTICAL SCALE		HORIZONTAL SCALE	
PROJECT NO.		SHEET	
2004142		1	
SOUTH BAY C.D.D. HILLSBOROUGH COUNTY, FLORIDA C.D.D. SIGN & STRIPING IMPROVEMENTS CAD FILE NAME: 04142.ROADS S DRAWING NO.: 1490			
6200 Whiskey Creek Drive Fort Myers, FL, 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772 <b>HOEMONES</b> THE FUTURE OF CONSTRUCTION SOFTWARE			
PROJECT NO. 2004142 SHEET 1 REVISIONS NUMBER DATE 1 11/15/2022 2 06/15/2022			



Date: 7/19/22  
Quote No: NP2257



7314 Nundy Ave  
Gibstonton, FL 33534  
P: 813.626.4444  
F: 813.627.8606

Attention: Rick Brylanski

Quote to: **Hole Montes**  
**6200 Whiskey Creek Drive**  
**Fort Myers, FL 33919**

Job Location: **Little harbor development**

Item	Description	Quantity	Unit	Unit Price	Amount
1	ADA Ramp	1	LS	\$ 8,200.00	\$8,200.00
2	Miami Curb Installation	1	LS	\$ 9,600.00	\$9,600.00
3	Pedestrian Crossing Sign	2	EA	\$ 400.00	\$800.00
4	One Way Sign	1	EA	\$ 400.00	\$400.00
5	Decorative post	3	EA	\$ 1,800.00	\$5,400.00
6	ADA Warning Pads	2	EA	\$ 400.00	\$800.00
7	Install Non Woven Fabric/Base	1	LS	\$ 5,300.00	\$5,300.00
8	Striping	1	LS	\$ 1,200.00	\$1,200.00
<b>TOTAL</b>					<b>\$ 31,700.00</b>

Client/ Owner Initials: \_\_\_\_\_

Thank you for your interest in Pro Way Paving, we look forward to providing you with the best service.

All Pricing includes project management & unsurpassed customer service to ensure a great experience for all parties involved.

**SCOPE OF WORK:**

**Item 1: ADA Ramp**

Excavate dirt and haul off-site. Install base and compact to proper density. Pour 3000PSI concrete. Broom finish. Allow concrete to cure for approximately 48 hours.

**Item 2: Miami Curb Installation**

Excavate down 12". Haul all dirt and debris off-site. Place forms. Pour 3000PSI concrete.

**Item 3: Pedestrian Crossing Signs**

Install 2 pedestrian crossing signs

**Item 4: One way sign**

Install (1) One way sign

**Item 5: Decorative Post**

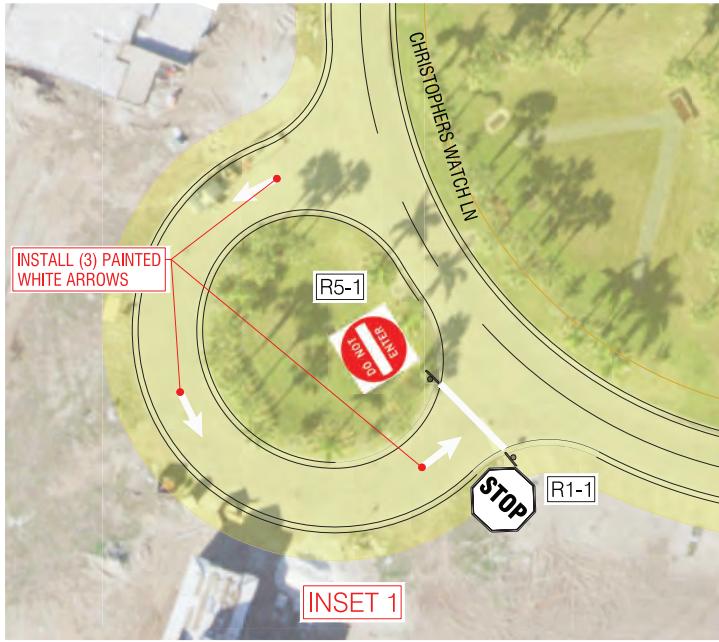
Install 3 decorative post in separate locations

**Item 6: ADA Warning Pads**

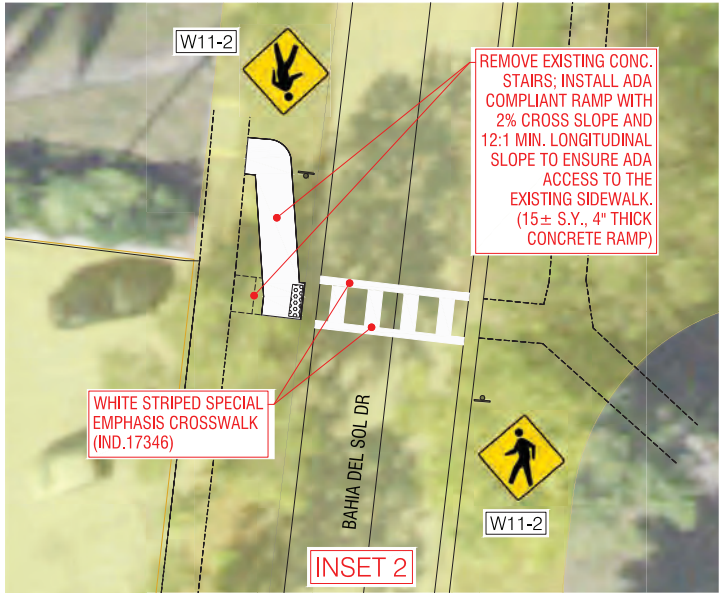
Install 2 ADA warning pads.



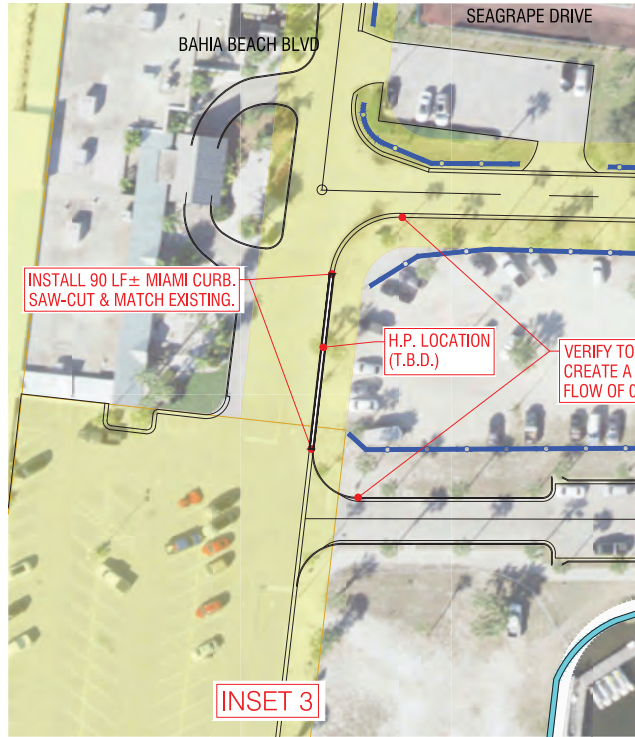




INSET 1



INSET 2



INSET 3

IMPROVEMENTS PER CHAIRMAN GRIMM NOTES FROM LITTLE HARBOR REVIEW, 02-11-2022



SOUTH BAY C.D.D. HILLSBOROUGH COUNTY, FLORIDA		C.D.D. SIGN & STRIPING IMPROVEMENTS		DESIGNED BY: [blank] DRAWN BY: [blank] CHECKED BY: [blank]		DATE: 04/05/2022 DATE: 06/20/22 DATE: 06/20/22		SCALE: N/A SCALE: N/A SCALE: N/A		6200 Whiskey Creek Drive Fort Myers, FL, 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772		H.M. HOLMES THE HILLSBOROUGH COUNTY ENGINEER		6200 Whiskey Creek Drive Fort Myers, FL, 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772		DATE: [blank] DATE: [blank] DATE: [blank]		NUMBER: [blank] NUMBER: [blank] NUMBER: [blank]		DATE: [blank] DATE: [blank] DATE: [blank]	
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