

# South Bay Community Development District

## Board of Supervisors

Kelly Evans, Chairperson  
Scott Campbell, Vice Chairperson  
Ian Brown, Assistant Secretary  
Mary Madden, Assistant Secretary  
Stephen Herrera, Assistant Secretary

Mark Vega, District Manager  
David Smith, District Counsel  
Rick Brylanksi, District Engineer

## Regular Meeting Agenda

Wednesday, February 14, 2023 – 1:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Audience Comments (Limit of 3 Minutes)**
- 3. Consent Agenda**
  - A. Approval of the Minutes of January 10, 2024
  - B. Acceptance of the December 2023 Financial Report
- 4. Attorney's Report**
  - A. Discussion of General Counsel Fees
- 5. Engineer's Report**
  - A. Update of Electrical Box by Seawall will be lifted by vendor
  - B. Update on Buoy project - Permit submitted to SWFWMD and we are also in contact with Fish and Wildlife, and US Coast Guard. Both agencies will sign off on their part of the SWFWMD permit review process, in addition to the County. South Bay CDD previously had a designated swim area recorded but was not renew due to compliance additionally the approval period has lapsed. Final step in the permit is approval by the County Commissioners via resolution.
- 6. District Manager's Report**
  - A. Discussion of March Meeting
  - B. Discussion of Landscape Agreement
  - C. Discussion of Reserve Study Proposal
  - D. Discussion of July 4<sup>th</sup> Fireworks joint event with Suntex Marina
- 7. Supervisor Requests and Comments**
- 8. Adjournment**

**The Next Meeting is scheduled to be held on  
Wednesday, March 13, 2023 at 1:00 p.m.**

### District Office:

Inframark  
210 North University Drive, Suite 702  
Coral Springs, Florida, 33071  
954-603-0033

### Meeting Location:

Little Harbor POA Clubhouse  
611 Destiny Drive  
Ruskin, Florida 33570  
<https://www.sbaycdd.org/>

**MINUTES OF MEETING  
SOUTH BAY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Bay Community Development District was held Wednesday, January 10, 2024 at 1:00 p.m. at the POA Meeting Room, 611 Destiny Dr, Ruskin, Florida 33570.

Present and constituting a quorum were:

|                 |                     |
|-----------------|---------------------|
| Kelly Evans     | Chairperson         |
| Scott Campbell  | Vice Chairperson    |
| Ian Brown       | Assistant Secretary |
| Mary Madden     | Assistant Secretary |
| Stephen Herrera | Assistant Secretary |

Also present were:

|                   |                            |
|-------------------|----------------------------|
| Mark Vega         | Inframark District Manager |
| Rick Brylanski    | District Engineer          |
| Several Residents |                            |

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

- The meeting was called to order. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments (Limit of 3 Minutes)**

- Resident comments were received.
- Mr. Corvelle from Suntex inquired if validation will occur. The Board noted according to the resolution that was passed on this topic, the Board may provide parking validation. Since the resolution has passed, the CDD has allowed validation and had not voted against it.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of December 13, 2023**
- B. Acceptance of the November 2023 Financial Report**

On MOTION by Ms. Madden seconded by Ms. Evans with all in favor the Consent Agenda was approved. (5-0)

**FOURTH ORDER OF BUSINESS**

**Attorney’s Report**

- There being none, the next order of business followed.

**FIFTH ORDER OF BUSINESS**

**Engineer’s Report**

- Mr. Brylanski updated the Board on the CDD seawall repair punch list and the buoy requests.

**SIXTH ORDER OF BUSINESS**

**District Manager’s Report**

- Discussion ensued regarding the transition of gatehouse attendants, TECO, Spectrum and Hillsborough County Water.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

- Mr. Brown voiced his concerns regarding parking validation at the restaurant.
- Mr. Herrera questioned the Sun Dial landscaping status from Lennar.
- Ms. Madden inquired about curb or road damage. Mr. Vega and Ms. Madden will review after the meeting.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Madden seconded by Ms. Evans with all in favor the meeting was adjourned. (5-0)

\_\_\_\_\_  
Mark Vega, Secretary

**SOUTH BAY**  
**Community Development District**

*Financial Report*

*December 31, 2023*

*(unaudited)*

**Prepared by**



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**SOUTH BAY**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**December 31, 2023**

**Balance Sheet**  
December 31, 2023

| ACCOUNT DESCRIPTION                          | GENERAL FUND        | SERIES 2005 DEBT SERVICE FUND | SERIES 2015 DEBT SERVICE FUND | TOTAL                 |
|--|---------------------|-------------------------------|-------------------------------|-----------------------|
| <b><u>ASSETS</u></b>                         |                     |                               |                               |                       |
| Cash - Checking Account                      | \$ 986,066          | \$ -                          | \$ -                          | \$ 986,066            |
| Accounts Receivable                          | 587                 | -                             | -                             | 587                   |
| Due From Other Funds                         | -                   | -                             | 595,761                       | 595,761               |
| Investments:                                 |                     |                               |                               |                       |
| Money Market Account                         | 755,553             | -                             | -                             | 755,553               |
| Interest Fund (A-1)                          | -                   | -                             | 1                             | 1                     |
| Reserve Fund (A-1)                           | -                   | -                             | 411,126                       | 411,126               |
| Reserve Fund (A-2)                           | -                   | -                             | 360,693                       | 360,693               |
| Reserve Fund (B-2)                           | -                   | -                             | 253,995                       | 253,995               |
| Revenue Fund                                 | -                   | 8,876                         | -                             | 8,876                 |
| Revenue Fund (A-1)                           | -                   | -                             | 332,435                       | 332,435               |
| Revenue Fund (A-2)                           | -                   | -                             | 130,740                       | 130,740               |
| <b>TOTAL ASSETS</b>                          | <b>\$ 1,742,206</b> | <b>\$ 8,876</b>               | <b>\$ 2,084,751</b>           | <b>\$ 3,835,833</b>   |
| <b><u>LIABILITIES</u></b>                    |                     |                               |                               |                       |
| Accounts Payable                             | \$ 147,433          | \$ -                          | \$ -                          | \$ 147,433            |
| Accrued Expenses                             | 10,976              | -                             | -                             | 10,976                |
| Mature Bonds Payable                         | -                   | 1,271,776                     | 3,900,013                     | 5,171,789             |
| Due To Other Funds                           | 595,761             | -                             | -                             | 595,761               |
| <b>TOTAL LIABILITIES</b>                     | <b>754,170</b>      | <b>1,271,776</b>              | <b>3,900,013</b>              | <b>5,925,959</b>      |
| <b><u>FUND BALANCES</u></b>                  |                     |                               |                               |                       |
| <b>Assigned to:</b>                          |                     |                               |                               |                       |
| Operating Reserves                           | 294,922             | -                             | -                             | 294,922               |
| Reserves - Bulkheads                         | 18,740              | -                             | -                             | 18,740                |
| <b>Unassigned:</b>                           | 674,374             | (1,262,900)                   | (1,815,262)                   | (2,403,788)           |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 988,036</b>   | <b>\$ (1,262,900)</b>         | <b>\$ (1,815,262)</b>         | <b>\$ (2,090,126)</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 1,742,206</b> | <b>\$ 8,876</b>               | <b>\$ 2,084,751</b>           | <b>\$ 3,835,833</b>   |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2023

| ACCOUNT DESCRIPTION             | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | DEC-23<br>BUDGET | DEC-23<br>ACTUAL |
|---------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|--|------------------|------------------|
| <b>REVENUES</b>                 |                             |                        |                        |                             |  |                  |                  |
| Interest - Investments          | \$ 3,000                    | \$ 750                 | \$ 12,033              | \$ 11,283                   | 401.10%                                | \$ 250           | \$ 5,878         |
| Parking Fees                    | 127,000                     | 31,750                 | 17,710                 | (14,040)                    | 13.94%                                 | 10,583           | -                |
| Special Assmnts- Tax Collector  | 480,964                     | 336,675                | 413,744                | 77,069                      | 86.02%                                 | 240,482          | 348,338          |
| Special Assmnts- CDD Collected  | 876,937                     | 876,937                | 74,300                 | (802,637)                   | 8.47%                                  | -                | -                |
| Special Assmnts- Discounts      | (19,239)                    | (13,467)               | (16,546)               | (3,079)                     | 86.00%                                 | (9,620)          | (13,875)         |
| Other Miscellaneous Revenues    | -                           | -                      | 300                    | 300                         | 0.00%                                  | -                | -                |
| <b>TOTAL REVENUES</b>           | <b>1,468,662</b>            | <b>1,232,645</b>       | <b>501,541</b>         | <b>(731,104)</b>            | <b>34.15%</b>                          | <b>241,695</b>   | <b>340,341</b>   |
| <b>EXPENDITURES</b>             |                             |                        |                        |                             |  |                  |                  |
| <b>Administration</b>           |                             |                        |                        |                             |  |                  |                  |
| P/R-Board of Supervisors        | 12,000                      | 3,000                  | 3,000                  | -                           | 25.00%                                 | 1,000            | 1,000            |
| FICA Taxes                      | 918                         | 230                    | 230                    | -                           | 25.05%                                 | 77               | 77               |
| ProfServ-Arbitrage Rebate       | 1,950                       | 1,950                  | -                      | 1,950                       | 0.00%                                  | -                | -                |
| ProfServ-Dissemination Agent    | 5,000                       | 5,000                  | 5,000                  | -                           | 100.00%                                | -                | -                |
| ProfServ-Engineering            | 15,000                      | 3,750                  | 11,301                 | (7,551)                     | 75.34%                                 | 1,250            | 7,945            |
| ProfServ-Legal Services         | 70,000                      | 17,500                 | 8,591                  | 8,909                       | 12.27%                                 | 5,833            | 3,480            |
| ProfServ-Legal Litigation       | 45,000                      | 11,250                 | -                      | 11,250                      | 0.00%                                  | 3,750            | -                |
| ProfServ-Mgmt Consulting        | 44,996                      | 11,249                 | 11,249                 | -                           | 25.00%                                 | 3,750            | 3,750            |
| ProfServ-Survey                 | 30,000                      | 7,500                  | -                      | 7,500                       | 0.00%                                  | 2,500            | -                |
| ProfServ-Trustee Fees           | 9,000                       | 9,000                  | -                      | 9,000                       | 0.00%                                  | -                | -                |
| Assessment Roll                 | 10,000                      | 2,500                  | -                      | 2,500                       | 0.00%                                  | 833              | -                |
| Auditing Services               | 7,250                       | 7,250                  | -                      | 7,250                       | 0.00%                                  | -                | -                |
| Postage and Freight             | 750                         | 188                    | 13                     | 175                         | 1.73%                                  | 63               | 4                |
| Insurance - Risk Management     | 12,070                      | 12,070                 | 15,194                 | (3,124)                     | 125.88%                                | -                | -                |
| Legal Advertising               | 5,200                       | 5,200                  | -                      | 5,200                       | 0.00%                                  | -                | -                |
| Misc-Property Taxes             | 389                         | 389                    | -                      | 389                         | 0.00%                                  | -                | -                |
| Misc-Records Storage            | 1,200                       | 300                    | -                      | 300                         | 0.00%                                  | 100              | -                |
| Misc-Assessment Collection Cost | 9,619                       | 6,733                  | 7,944                  | (1,211)                     | 82.59%                                 | 4,810            | 6,689            |
| Website Administration          | 1,538                       | 1,538                  | 375                    | 1,163                       | 24.38%                                 | -                | -                |
| Miscellaneous Expenses          | 4,500                       | 1,125                  | 9                      | 1,116                       | 0.20%                                  | 375              | 6                |
| Office Supplies                 | 1,500                       | 375                    | -                      | 375                         | 0.00%                                  | 125              | -                |
| Annual District Filing Fee      | 175                         | 175                    | 175                    | -                           | 100.00%                                | -                | -                |
| <b>Total Administration</b>     | <b>288,055</b>              | <b>108,272</b>         | <b>63,081</b>          | <b>45,191</b>               | <b>21.90%</b>                          | <b>24,466</b>    | <b>22,951</b>    |
| <b>Maintenance</b>              |                             |                        |                        |                             |  |                  |                  |
| Contracts-Landscape             | 43,904                      | 10,976                 | 18,016                 | (7,040)                     | 41.03%                                 | 3,659            | 3,659            |
| R&M-Common Area                 | 443,314                     | 110,829                | -                      | 110,829                     | 0.00%                                  | 36,943           | -                |
| R&M-Irrigation                  | 15,000                      | 3,750                  | -                      | 3,750                       | 0.00%                                  | 1,250            | -                |
| Miscellaneous Maintenance       | 10,000                      | 2,500                  | 4,834                  | (2,334)                     | 48.34%                                 | 833              | 1,795            |
| Reserve - Other                 | 299,999                     | 299,999                | -                      | 299,999                     | 0.00%                                  | -                | -                |
| Seawall Reserve Contribution    | 351,000                     | 87,750                 | 116,155                | (28,405)                    | 33.09%                                 | 29,250           | 116,155          |
| <b>Total Maintenance</b>        | <b>1,163,217</b>            | <b>515,804</b>         | <b>139,005</b>         | <b>376,799</b>              | <b>11.95%</b>                          | <b>71,935</b>    | <b>121,609</b>   |



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2023

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | DEC-23<br>BUDGET | DEC-23<br>ACTUAL |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|------------------|------------------|
| <b>Parking Facilities</b>                    |                             |                        |                        |                             |  |                  |                  |
| Security Patrol Services                     | 5,129                       | 1,282                  | 7,902                  | (6,620)                     | 154.07%                                | 427              | 7,902            |
| Contracts-Parking                            | 948                         | 948                    | 4,054                  | (3,106)                     | 427.64%                                | -                | 4,054            |
| Contracts-Other Services                     | 8,331                       | 2,083                  | -                      | 2,083                       | 0.00%                                  | 694              | -                |
| Park Restroom Maintenance                    | 2,981                       | 745                    | 15,264                 | (14,519)                    | 512.04%                                | 248              | 15,264           |
| <b>Total Parking Facilities</b>              | <b>17,389</b>               | <b>5,058</b>           | <b>27,220</b>          | <b>(22,162)</b>             | <b>156.54%</b>                         | <b>1,369</b>     | <b>27,220</b>    |
| <b>TOTAL EXPENDITURES</b>                    | <b>1,468,661</b>            | <b>629,134</b>         | <b>229,306</b>         | <b>399,828</b>              | <b>15.61%</b>                          | <b>97,770</b>    | <b>171,780</b>   |
| Excess (deficiency) of revenues              |                             |                        |                        |                             |  |                  |                  |
| Over (under) expenditures                    | -                           | 603,511                | 272,235                | (331,276)                   | 0.00%                                  | 143,925          | 168,561          |
| <b>OTHER FINANCING SOURCES (USES)</b>        |                             |                        |                        |                             |  |                  |                  |
| Contribution to (Use of) Fund Balance        | -                           | -                      | -                      | -                           | 0.00%                                  | -                | -                |
| <b>TOTAL FINANCING SOURCES (USES)</b>        | <b>-</b>                    | <b>-</b>               | <b>-</b>               | <b>-</b>                    | <b>0.00%</b>                           | <b>-</b>         | <b>-</b>         |
| Net change in fund balance                   | \$ -                        | \$ 603,511             | \$ 272,235             | \$ (331,276)                | 0.00%                                  | \$ 143,925       | \$ 168,561       |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b> | <b>715,801</b>              | <b>715,801</b>         | <b>715,801</b>         |                             |  |                  |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ 715,801</b>           | <b>\$ 1,319,312</b>    | <b>\$ 988,036</b>      |                             |  |                  |                  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2023

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | DEC-23<br>BUDGET | DEC-23<br>ACTUAL |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|------------------|------------------|
| <b>REVENUES</b>                              |                             |                        |                        |                             |  |                  |                  |
| Interest - Investments                       | \$ -                        | \$ -                   | \$ -                   | \$ -                        | 0.00%                                  | \$ -             | \$ -             |
| <b>TOTAL REVENUES</b>                        | <b>-</b>                    | <b>-</b>               | <b>-</b>               | <b>-</b>                    | <b>0.00%</b>                           | <b>-</b>         | <b>-</b>         |
| <b>EXPENDITURES</b>                          |                             |                        |                        |                             |  |                  |                  |
| <b>TOTAL EXPENDITURES</b>                    | <b>-</b>                    | <b>-</b>               | <b>-</b>               | <b>-</b>                    | <b>0.00%</b>                           | <b>-</b>         | <b>-</b>         |
| Excess (deficiency) of revenues              |                             |                        |                        |                             |  |                  |                  |
| Over (under) expenditures                    | -                           | -                      | -                      | -                           | 0.00%                                  | -                | -                |
| Net change in fund balance                   | \$ -                        | \$ -                   | \$ -                   | \$ -                        | 0.00%                                  | \$ -             | \$ -             |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b> | <b>-</b>                    | <b>-</b>               | <b>(1,262,900)</b>     |                             |  |                  |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ -</b>                 | <b>\$ -</b>            | <b>\$ (1,262,900)</b>  |                             |  |                  |                  |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2023

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | DEC-23<br>BUDGET | DEC-23<br>ACTUAL |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|------------------|------------------|
| <b>REVENUES</b>                              |                             |                        |                        |                             |  |                  |                  |
| Interest - Investments                       | \$ -                        | \$ -                   | \$ 17,840              | \$ 17,840                   | 0.00%                                  | \$ -             | \$ 5,448         |
| Special Assmnts- Prepayment                  | -                           | -                      | 170,691                | 170,691                     | 0.00%                                  | -                | 170,691          |
| Special Assmnts- CDD Collected               | 113,701                     | 113,701                | -                      | (113,701)                   | 0.00%                                  | -                | -                |
| Special Assmnts- Debt Service (A-1)          | 729,255                     | 510,479                | 627,332                | 116,853                     | 86.02%                                 | 364,628          | 528,161          |
| Special Assmnts- Debt Service (A-2)          | 458,475                     | 320,933                | -                      | (320,933)                   | 0.00%                                  | 229,238          | -                |
| Special Assmnts- Debt Service (B-2)          | 275,530                     | 192,871                | -                      | (192,871)                   | 0.00%                                  | 137,765          | -                |
| Special Assmnts- Discounts                   | (29,170)                    | (20,419)               | (25,088)               | (4,669)                     | 86.01%                                 | (14,585)         | (21,037)         |
| <b>TOTAL REVENUES</b>                        | <b>1,547,791</b>            | <b>1,117,565</b>       | <b>790,775</b>         | <b>(326,790)</b>            | <b>51.09%</b>                          | <b>717,046</b>   | <b>683,263</b>   |
| <b>EXPENDITURES</b>                          |                             |                        |                        |                             |  |                  |                  |
| <b>Administration</b>                        |                             |                        |                        |                             |  |                  |                  |
| ProfServ-Legal Services                      | -                           | -                      | 27,403                 | (27,403)                    | 0.00%                                  | -                | -                |
| Misc-Assessment Collection Cost              | 14,585                      | 10,210                 | 12,045                 | (1,835)                     | 82.58%                                 | 7,293            | 10,142           |
| <b>Total Administration</b>                  | <b>14,585</b>               | <b>10,210</b>          | <b>39,448</b>          | <b>(29,238)</b>             | <b>270.47%</b>                         | <b>7,293</b>     | <b>10,142</b>    |
| <b>Debt Service</b>                          |                             |                        |                        |                             |  |                  |                  |
| Principal Debt Retirement A-1                | 375,000                     | -                      | -                      | -                           | 0.00%                                  | -                | -                |
| Principal Debt Retirement A-2                | 372,024                     | -                      | -                      | -                           | 0.00%                                  | -                | -                |
| Prepayments Series A-1                       | -                           | -                      | 5,000                  | (5,000)                     | 0.00%                                  | -                | -                |
| Interest Expense Series A-1                  | 428,400                     | 214,200                | 214,200                | -                           | 50.00%                                 | -                | -                |
| Interest Expense Series A-2                  | 616,770                     | 308,385                | -                      | 308,385                     | 0.00%                                  | -                | -                |
| Interest Expense Series B-2                  | 275,550                     | 137,775                | -                      | 137,775                     | 0.00%                                  | -                | -                |
| <b>Total Debt Service</b>                    | <b>2,067,744</b>            | <b>660,360</b>         | <b>219,200</b>         | <b>441,160</b>              | <b>10.60%</b>                          | <b>-</b>         | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                    | <b>2,082,329</b>            | <b>670,570</b>         | <b>258,648</b>         | <b>411,922</b>              | <b>12.42%</b>                          | <b>7,293</b>     | <b>10,142</b>    |
| Excess (deficiency) of revenues              |                             |                        |                        |                             |  |                  |                  |
| Over (under) expenditures                    | (534,538)                   | 446,995                | 532,127                | 85,132                      | 0.00%                                  | 709,753          | 673,121          |
| <b>OTHER FINANCING SOURCES (USES)</b>        |                             |                        |                        |                             |  |                  |                  |
| Contribution to (Use of) Fund Balance        | (534,538)                   | -                      | -                      | -                           | 0.00%                                  | -                | -                |
| <b>TOTAL FINANCING SOURCES (USES)</b>        | <b>(534,538)</b>            | <b>-</b>               | <b>-</b>               | <b>-</b>                    | <b>0.00%</b>                           | <b>-</b>         | <b>-</b>         |
| Net change in fund balance                   | \$ (534,538)                | \$ 446,995             | \$ 532,127             | \$ 85,132                   | 0.00%                                  | \$ 709,753       | \$ 673,121       |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b> | <b>(2,347,389)</b>          | <b>(2,347,389)</b>     | <b>(2,347,389)</b>     |                             |  |                  |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ (2,881,927)</b>       | <b>\$ (1,900,394)</b>  | <b>\$ (1,815,262)</b>  |                             |  |                  |                  |

**SOUTH BAY**  
**Community Development District**

**Supporting Schedules**

**December 31, 2023**

**Non-Ad Valorem Special Assessments - Palm Beach County Tax Collector  
 (Monthly Collection Distributions)  
 For the Fiscal Year Ending September 30, 2024**

| <b>Date Received</b>     | <b>Net Amount Received</b> | <b>Discount / (Penalties) Amount</b> | <b>Collection Costs</b> | <b>Gross Amount Received</b> | <b>General Fund</b>  | <b>Debt Service Fund</b> |
|--------------------------|----------------------------|--------------------------------------|-------------------------|------------------------------|----------------------|--------------------------|
| Assessments Levied FY24  |                            |                                      |                         | 1,210,219<br>100.00%         | 480,964.69<br>39.74% | 729,254.68<br>60.26%     |
| 11/07/23                 | \$ 16,175.53               | \$ 832.54                            | \$ 330.11               | \$ 17,338.18                 | \$ 6,890.53          | \$ 10,447.65             |
| 11/16/23                 | \$ 71,860.20               | \$ 3,055.27                          | \$ 1,466.54             | \$ 76,382.01                 | \$ 30,355.69         | \$ 46,026.32             |
| 11/21/23                 | \$ 66,662.43               | \$ 2,834.28                          | \$ 1,360.46             | \$ 70,857.17                 | \$ 28,160.02         | \$ 42,697.15             |
| 12/6/23                  | \$ 662,023.65              | \$ 28,120.03                         | \$ 13,510.69            | \$ 703,654.37                | \$ 279,645.92        | \$ 424,008.45            |
| 12/06/23                 | \$ 70,260.88               | \$ 2,987.30                          | \$ 1,433.89             | \$ 74,682.07                 | \$ 29,680.11         | \$ 45,001.96             |
| 12/15/23                 | \$ 92,471.02               | \$ 3,804.17                          | \$ 1,887.16             | \$ 98,162.35                 | \$ 39,011.63         | \$ 59,150.72             |
| <b>TOTAL</b>             | <b>\$ 979,454</b>          | <b>\$ 41,634</b>                     | <b>\$ 19,989</b>        | <b>\$ 1,041,076</b>          | <b>\$ 413,744</b>    | <b>\$ 627,332</b>        |
| % COLLECTED              |                            |                                      |                         | 86%                          | 86%                  | 86%                      |
| <b>TOTAL OUTSTANDING</b> |                            |                                      |                         | <b>\$ 169,143</b>            | <b>\$ 67,221</b>     | <b>\$ 101,922</b>        |

**Cash and Investment Report**  
*December 31, 2023*

| <u>Account Name</u>                            | <u>Bank Name</u> | <u>Investment Type</u>       | <u>Yield</u>    | <u>Balance</u>             |
|--|------------------|------------------------------|-----------------|----------------------------|
| <b>GENERAL FUND</b>                            |                  |                              |                 |                            |
| Checking Account - Operating                   | SeaCoast Bank    | Checking Account             | 3.93%           | \$ 986,066 *               |
| Money Market Account                           | SeaCoast Bank    | MMA                          | 5.15%           | \$ <u>755,553</u>          |
|  |                  |                              | <b>Subtotal</b> | <b>\$ <u>1,741,619</u></b> |
| <b>DEBT SERVICE AND CAPITAL PROJECTS FUNDS</b> |                  |                              |                 |                            |
| Series 2005 Revenue                            | US Bank          | US Bank Money Market Account | 4.99%           | \$ 8,876                   |
| Series 2015-1 Interest A-1                     | US Bank          | US Bank Money Market Account | 4.99%           | \$ 1                       |
| Series 2015-1 Reserve A-1                      | US Bank          | US Bank Money Market Account | 4.99%           | \$ 411,127                 |
| Series 2015-2 Reserve A-2                      | US Bank          | US Bank Money Market Account | 4.99%           | \$ 360,693                 |
| Series 2015-2 Reserve B-2                      | US Bank          | US Bank Money Market Account | 4.99%           | \$ 253,995                 |
| Series 2015-1 Revenue A-1                      | US Bank          | US Bank Money Market Account | 4.99%           | \$ 332,435                 |
| Series 2015-2 Revenue A-2                      | US Bank          | US Bank Money Market Account | 4.99%           | \$ 130,740                 |
|  |                  |                              | <b>Subtotal</b> | <b>\$ <u>1,497,868</u></b> |
|  |                  |                              | <b>Total</b>    | <b>\$ <u>3,239,485</u></b> |

\*Excess funds will be transferred to the Money Market Account in January.

**SOUTH BAY CDD**

Bank Reconciliation

Bank Account No. 3871 SEACOAST BANK  
 Statement No. 12-23  
 Statement Date 12/31/2023

|                             |            |                             |              |
|-----------------------------|------------|-----------------------------|--------------|
| <b>G/L Balance (LCY)</b>    | 986,066.16 | <b>Statement Balance</b>    | 1,031,988.47 |
| <b>G/L Balance</b>          | 986,066.16 | <b>Outstanding Deposits</b> | 0.00         |
| <b>Positive Adjustments</b> | 0.00       |                             |              |
|                             | <hr/>      |                             |              |
| <b>Subtotal</b>             | 986,066.16 | <b>Subtotal</b>             | 1,031,988.47 |
| <b>Negative Adjustments</b> | 0.00       | <b>Outstanding Checks</b>   | 45,922.31    |
|                             | <hr/>      | <b>Differences</b>          | 0.00         |
| <b>Ending G/L Balance</b>   | 986,066.16 | <b>Ending Balance</b>       | 986,066.16   |
| <b>Difference</b>           | 0.00       |                             |              |

| Posting Date                         | Document Type | Document No. | Description                    | Amount           | Cleared Amount | Difference       |
|--------------------------------------|---------------|--------------|--------------------------------|------------------|----------------|------------------|
| <b>Outstanding Checks</b>            |               |              |                                |                  |                |                  |
| 8/22/2023                            | Payment       | 2551         | STEPHEN E. HERRERA             | 184.70           | 0.00           | 184.70           |
| 11/2/2023                            | Payment       | 2580         | STEPHEN E. HERRERA             | 184.70           | 0.00           | 184.70           |
| 11/16/2023                           | Payment       | 2591         | STEPHEN E. HERRERA             | 184.70           | 0.00           | 184.70           |
| 11/28/2023                           | Payment       | 2594         | LERNER REPORTING SERVICES, INC | 5,000.00         | 0.00           | 5,000.00         |
| 12/19/2023                           | Payment       | 2599         | REPUBLIC SERVICES              | 1,794.55         | 0.00           | 1,794.55         |
| 12/19/2023                           | Payment       | 2600         | SOUTH COUNTY LANDCARE INC      | 7,040.00         | 0.00           | 7,040.00         |
| 12/22/2023                           | Payment       | 2601         | IAN W. BROWN                   | 184.70           | 0.00           | 184.70           |
| 12/22/2023                           | Payment       | 2603         | SCOTT H. CAMPBELL              | 184.70           | 0.00           | 184.70           |
| 12/22/2023                           | Payment       | 2604         | STEPHEN E. HERRERA             | 184.70           | 0.00           | 184.70           |
| 12/29/2023                           | Payment       | 2608         | INFRAMARK, LLC                 | 3,759.80         | 0.00           | 3,759.80         |
| 12/29/2023                           | Payment       | 2609         | J MAC PROPERTY SERVICES        | 27,219.76        | 0.00           | 27,219.76        |
| <b>Total Outstanding Checks.....</b> |               |              |                                | <b>45,922.31</b> |                | <b>45,922.31</b> |

## SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 12/1/23 to 12/31/23

(Sorted by Check / ACH No.)

| Date                                    | Payee Type | Payee                     | Invoice No.    | Payment Description               | Invoice / GL Description  | G/L Account #    | Amount Paid       |
|---|------------|---------------------------|----------------|-----------------------------------|---------------------------|------------------|-------------------|
| <b>SEACOAST BANK - (ACCT#XXXXX3871)</b> |            |                           |                |                                   |                           |                  |                   |
| <b>CHECK # 2595</b>                     |            |                           |                |                                   |                           |                  |                   |
| 12/06/23                                | Vendor     | INFRAMARK, LLC            | 104866         | NOV 23 MANAGEMENT CHARGES         | ProfServ-Mgmt Consulting  | 001-531027-51201 | \$3,749.67        |
| 12/06/23                                | Vendor     | INFRAMARK, LLC            | 105027         | OCT 23 VARIABLE CHARGES           | Postage and Freight       | 001-541006-51301 | \$8.19            |
| 12/06/23                                | Vendor     | INFRAMARK, LLC            | 105420         | NOV23 CHARGES                     | POSTAGE                   | 001-541006-51301 | \$0.63            |
| 12/06/23                                | Vendor     | INFRAMARK, LLC            | 105420         | NOV23 CHARGES                     | Copies                    | 001-549999-51301 | \$3.12            |
| <b>Check Total</b>                      |            |                           |                |                                   |                           |                  | <u>\$3,761.61</u> |
| <b>CHECK # 2596</b>                     |            |                           |                |                                   |                           |                  |                   |
| 12/06/23                                | Vendor     | RICHARD S METZ            | SBCDD-01       | WEB DEVELOPER                     | Miscellaneous Maintenance | 001-546922-51902 | \$375.00          |
| <b>Check Total</b>                      |            |                           |                |                                   |                           |                  | <u>\$375.00</u>   |
| <b>CHECK # 2597</b>                     |            |                           |                |                                   |                           |                  |                   |
| 12/19/23                                | Vendor     | GRAY ROBINSON P.A.        | 11184594       | LEGAL COUNSEL FOR 11/01-11/08/23  | ProfServ-Legal Services   | 001-531023-51401 | \$270.00          |
| 12/19/23                                | Vendor     | GRAY ROBINSON P.A.        | 11184580       | LEGAL COUNSEL FOR 10/19-11/08/23  | ProfServ-Legal Services   | 001-531023-51401 | \$630.00          |
| 12/19/23                                | Vendor     | GRAY ROBINSON P.A.        | 11184563       | LEGAL COUNSEL FOR 11/2-28/23      | ProfServ-Legal Services   | 001-531023-51401 | \$2,580.00        |
| <b>Check Total</b>                      |            |                           |                |                                   |                           |                  | <u>\$3,480.00</u> |
| <b>CHECK # 2598</b>                     |            |                           |                |                                   |                           |                  |                   |
| 12/19/23                                | Vendor     | HEDRICK AIR               | 14019          | AC REPAIR                         | Miscellaneous Maintenance | 001-546922-51902 | \$385.00          |
| <b>Check Total</b>                      |            |                           |                |                                   |                           |                  | <u>\$385.00</u>   |
| <b>CHECK # 2599</b>                     |            |                           |                |                                   |                           |                  |                   |
| 12/19/23                                | Vendor     | REPUBLIC SERVICES         | 0696-001147850 | 2 WASTE CONTAINER                 | Miscellaneous Maintenance | 001-546922-51902 | \$1,794.55        |
| <b>Check Total</b>                      |            |                           |                |                                   |                           |                  | <u>\$1,794.55</u> |
| <b>CHECK # 2600</b>                     |            |                           |                |                                   |                           |                  |                   |
| 12/19/23                                | Vendor     | SOUTH COUNTY LANDCARE INC | 10174          | LAWN CARE                         | Miscellaneous Maintenance | 001-546922-51902 | \$7,040.00        |
| <b>Check Total</b>                      |            |                           |                |                                   |                           |                  | <u>\$7,040.00</u> |
| <b>CHECK # 2601</b>                     |            |                           |                |                                   |                           |                  |                   |
| 12/22/23                                | Employee   | IAN W. BROWN              | PAYROLL        | December 22, 2023 Payroll Posting |                           |                  | \$184.70          |
| <b>Check Total</b>                      |            |                           |                |                                   |                           |                  | <u>\$184.70</u>   |
| <b>CHECK # 2602</b>                     |            |                           |                |                                   |                           |                  |                   |
| 12/22/23                                | Employee   | KELLY A. EVANS            | PAYROLL        | December 22, 2023 Payroll Posting |                           |                  | \$184.70          |
| <b>Check Total</b>                      |            |                           |                |                                   |                           |                  | <u>\$184.70</u>   |
| <b>CHECK # 2603</b>                     |            |                           |                |                                   |                           |                  |                   |
| 12/22/23                                | Employee   | SCOTT H. CAMPBELL         | PAYROLL        | December 22, 2023 Payroll Posting |                           |                  | \$184.70          |
| <b>Check Total</b>                      |            |                           |                |                                   |                           |                  | <u>\$184.70</u>   |



## SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 12/1/23 to 12/31/23

(Sorted by Check / ACH No.)

| Date                 | Payee Type | Payee                               | Invoice No.   | Payment Description                      | Invoice / GL Description | G/L Account #    | Amount Paid        |
|----------------------|------------|-------------------------------------|---------------|--|--------------------------|------------------|--------------------|
| <b>CHECK # 2604</b>  |            |                                     |               |  |                          |                  |                    |
| 12/22/23             | Employee   | STEPHEN E. HERRERA                  | PAYROLL       | December 22, 2023 Payroll Posting        |                          |                  | \$184.70           |
| <b>Check Total</b>   |            |                                     |               |  |                          |                  | <b>\$184.70</b>    |
| <b>CHECK # 2605</b>  |            |                                     |               |  |                          |                  |                    |
| 12/22/23             | Employee   | MARY E. MADDEN                      | PAYROLL       | December 22, 2023 Payroll Posting        |                          |                  | \$184.70           |
| <b>Check Total</b>   |            |                                     |               |  |                          |                  | <b>\$184.70</b>    |
| <b>CHECK # 2606</b>  |            |                                     |               |  |                          |                  |                    |
| 12/26/23             | Vendor     | VOID                                |               | ***Voided Voided****                     |                          |                  | \$0.00             |
| <b>Check Total</b>   |            |                                     |               |  |                          |                  | <b>\$0.00</b>      |
| <b>CHECK # 2607</b>  |            |                                     |               |  |                          |                  |                    |
| 12/27/23             | Vendor     | SOUTH BAY COMMUNITY DEVELOPMENT DIS | 12202023-8009 | ***Voided Voided****                     |                          |                  | \$0.00             |
| <b>Check Total</b>   |            |                                     |               |  |                          |                  | <b>\$0.00</b>      |
| <b>CHECK # 2608</b>  |            |                                     |               |  |                          |                  |                    |
| 12/29/23             | Vendor     | INFRAMARK, LLC                      | 107070        | DECEMBER 2023 SERVICES                   | December fees            | 001-531027-51201 | \$3,749.67         |
| 12/29/23             | Vendor     | INFRAMARK, LLC                      | 107070        | DECEMBER 2023 SERVICES                   | Postage                  | 001-541006-51301 | \$3.78             |
| 12/29/23             | Vendor     | INFRAMARK, LLC                      | 107070        | DECEMBER 2023 SERVICES                   | Copies                   | 001-549999-51301 | \$6.35             |
| <b>Check Total</b>   |            |                                     |               |  |                          |                  | <b>\$3,759.80</b>  |
| <b>CHECK # 2609</b>  |            |                                     |               |  |                          |                  |                    |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-95         | BIN MAINT/SEC LIAISON/PARKING ENFORCEMEN | Maintenance              | 001-546482-54500 | \$5,088.00         |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-95         | BIN MAINT/SEC LIAISON/PARKING ENFORCEMEN | Paid Parking Enforcement | 001-534030-54500 | \$1,066.00         |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-95         | BIN MAINT/SEC LIAISON/PARKING ENFORCEMEN | Security Liaison         | 001-531116-54500 | \$2,634.00         |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-95         | BIN MAINT/SEC LIAISON/PARKING ENFORCEMEN | Materials and Fuel       | 001-534030-54500 | \$297.75           |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-111        |  | Maintenance              | 001-546482-54500 | \$5,088.00         |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-111        |  | Paid Parking Enforcement | 001-534030-54500 | \$1,066.00         |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-111        |  | Security Liaison         | 001-531116-54500 | \$2,634.00         |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-111        |  | Materials and Fuel       | 001-534030-54500 | \$206.01           |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-116        | BIN MAINT/SEC LIAISON/PARKING ENFORCEMEN | Maintenance              | 001-546482-54500 | \$5,088.00         |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-116        | BIN MAINT/SEC LIAISON/PARKING ENFORCEMEN | Paid Parking Enforcement | 001-534030-54500 | \$1,066.00         |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-116        | BIN MAINT/SEC LIAISON/PARKING ENFORCEMEN | Security Liaison         | 001-531116-54500 | \$2,634.00         |
| 12/29/23             | Vendor     | J MAC PROPERTY SERVICES             | 23-116        | BIN MAINT/SEC LIAISON/PARKING ENFORCEMEN | Materials and Fuel       | 001-534030-54500 | \$352.00           |
| <b>Check Total</b>   |            |                                     |               |  |                          |                  | <b>\$27,219.76</b> |
| <b>Account Total</b> |            |                                     |               |  |                          |                  | <b>\$48,739.22</b> |