

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, May 8, 2024 – 1:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Audience Comments (Limit of 3 Minutes)**
- 3. Consent Agenda**
 - A. Approval of the Minutes of February 14, 2024 and March 13, 2024 Meetings
 - B. Acceptance of the March 2024 Financial Report
 - C. Consideration of Resolution 2024-1 - General Election
 - D. Report on Number of Registered Voters - 441
 - E. Consideration of Arbitrage Engagement – 2015A1, B1
 - F. Consideration of Arbitrage Engagement – 2015A2, B2
- 4. Old Business**
 - A. Proposals for Gate Entry Arms
 - B. Proposals for Paver Replacement at Gate House with Asphalt
 - C. Discussion of Parking
- 5. New Business**
- 6. District Manager's Report**
 - A. Consideration of Resolution 2024-02, Approving the Fiscal Year 2025 Budget and Setting a Public Hearing
- 7. Adjournment**

**The Next Meeting is scheduled to be held on
Wednesday, June 12, 2024 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, February 14, 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	District Manager
Alba Sanchez	Inframark
Jesenia Perez	Inframark
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

- Comments were received.

THIRD ORDER OF BUSINESS

Consent Agenda

- Approval of the Minutes of January 10, 2024**
- Acceptance of the December 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

- Discussion of General Counsel Fees**

On MOTION by Ms. Evans seconded by Mr. Brown, with all in favor, new General Counsel fees to be effective starting March was approved. 5-0

FIFTH ORDER OF BUSINESS

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.**
- Engineer updates are on the agenda and the Board had no questions for Mr. Vega.

SIXTH ORDER OF BUSINESS

District Manager’s Report

A. Discussion of March Meeting

- Mr. Vega updated the Board on the Landscape RFP process and how the March meeting will unfold.

B. Discussion of Landscape Agreement

- Mr. Vega provided the Board with options on the proposed new landscape agreement.

C. Discussion of Reserve Study Proposal

- The Reserve Study status was discussed and reported that we will have it for our June meeting.

D. Discussion of July 4th Fireworks Joint Event with Suntex Marina

- Discussion of July 4th Fireworks was tabled.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

- Mr. Herrera inquired about the budget process.
- Ms. Madden requested for the next agenda irrigation evaluation and company update. She also requested they contact the Sheriff and ask if they will perform a speed test and if recycling can be done in the community.
- Mr. Brown inquired about gate arms with LEDs.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Evans seconded by Mr. Brown, with all in favor the meeting was adjourned at 3:00 p.m. 5-0

Mark Vega
Secretary

**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, March 13, 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 (<i>via Zoom</i>)
Stephen Herrera	Assistant Secretary

Also present were:

Mark Vega	District Manager
Alba Sanchez	Inframark
Jesenia Perez	Inframark
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

- Comments were received.

THIRD ORDER OF BUSINESS

Landscape Proposal Presentations

- A. LMP
- B. Pine Lake Nursery
- C. Rainmaker
- D. South County Landcare
- E. Brightview attended Prebid and sent a “No bid” on 2/22/24
- F. Discussion and Ranking by the Board
 - The proposals were presented and discussed.

On MOTION by Ms. Madden seconded by Mr. Herrera, with all in favor, the Pine Lake Nursery proposal was approved. 5-0
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FOURTH ORDER OF BUSINESS

Old Business

- A. Audit Committee - Ranking of Proposals

On MOTION by Ms. Madden seconded by Ms. Evans, with all in favor, Grau & Associates being ranked #1 was approved. 5-0

B. Proposals for Gate Entry Arm

This item was tabled due to only having one bid.

C. Requests for More Than Two Cars to be Registered in the Parking System

- The POA stated in an email that a number of owners asked if they could have three license plates approved for pay parking instead of the current two, mostly in Antigua Cove where many folks have more than two cars. Discussion ensued.
- If a change is made the CDD will notify Mr. Metz the CDD vendor, and the updated application will be placed on the CDD website.

On MOTION by Mr. Brown seconded by Mr. Herrera, with all in favor, increasing the pay parking system to allow three cars to be registered was approved. 5-0

D. Discussion of Suntex July 4th Fireworks Event Cost Sharing

- Date to be determined.

FIFTH ORDER OF BUSINESS

New Business

A. Parking Validation

- Ms. Madden requested the status of the seven rods to be manufactured via South County and installed on CDD owned light poles throughout the CDD.
- Mr. Vega stated he will confirm South County will deliver the finished rods to J-MAC Property Service for install.
- Mr. Brown inquired about the installation of speed bumps.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Evans seconded by Mr. Brown, with all in favor the meeting was adjourned at 3:00 p.m. 5-0

Mark Vega
Secretary

SOUTH BAY
Community Development District

Financial Report

March 31, 2024

(unaudited)

Prepared by



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SOUTH BAY
Community Development District

Financial Statements

(Unaudited)

March 31, 2024

Balance Sheet
 March 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 683,865	\$ -	\$ -	\$ 683,865
Due From Other Funds	-	-	53,939	53,939
Inventory:	-	-	-	-
Investments:				
Money Market Account	543,796	-	-	543,796
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)	-	-	933,254	933,254
Revenue Fund (A-2)	-	-	140,029	140,029
TOTAL ASSETS	\$ 1,227,661	\$ 8,876	\$ 2,153,037	\$ 3,389,574
LIABILITIES				
Accounts Payable	\$ 33,664	\$ -	\$ -	\$ 33,664
Accrued Expenses	4,500	-	-	4,500
Mature Bonds Payable	-	1,271,776	3,900,013	5,171,789
Due To Other Funds	53,939	-	-	53,939
TOTAL LIABILITIES	92,103	1,271,776	3,900,013	5,263,892
FUND BALANCES				
Assigned to:				
Operating Reserves	294,922	-	-	294,922
Reserves - Bulkheads	18,740	-	-	18,740
Unassigned:	821,896	(1,262,900)	(1,747,894)	(2,188,898)
TOTAL FUND BALANCES	\$ 1,135,558	\$ (1,262,900)	\$ (1,747,894)	\$ (1,875,236)
TOTAL LIABILITIES & FUND BALANCES	\$ 1,227,661	\$ 8,876	\$ 2,152,119	\$ 3,388,656

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-24 BUDGET	MAR-24 ACTUAL
REVENUES							
Interest - Investments	\$ 3,000	\$ 1,500	\$ 31,667	\$ 30,167	1055.57%	\$ 250	\$ 7,178
Parking Fees	127,000	63,500	42,542	(20,958)	33.50%	10,583	6,692
Interest - Tax Collector	-	-	1,143	1,143	0.00%	-	-
Special Assmnts- Tax Collector	480,964	480,964	446,988	(33,976)	92.94%	48,096	8,222
Special Assmnts- CDD Collected	876,937	876,937	412,821	(464,116)	47.08%	-	37,150
Special Assmnts- Discounts	(19,239)	(19,239)	(17,233)	2,006	89.57%	(1,924)	(79)
Other Miscellaneous Revenues	-	-	300	300	0.00%	-	-
TOTAL REVENUES	1,468,662	1,403,662	918,228	(485,434)	62.52%	57,005	59,163
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	6,000	6,000	-	50.00%	1,000	1,000
FICA Taxes	918	459	459	-	50.00%	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	7,500	19,246	(11,746)	128.31%	1,250	-
ProfServ-Legal Services	70,000	35,000	14,032	20,968	20.05%	5,833	455
ProfServ-Legal Litigation	45,000	22,500	-	22,500	0.00%	3,750	-
ProfServ-Mgmt Consulting	44,996	22,498	22,498	-	50.00%	3,750	3,750
ProfServ-Survey	30,000	15,000	3,500	11,500	11.67%	2,500	-
ProfServ-Trustee Fees	9,000	9,000	-	9,000	0.00%	-	-
Assessment Roll	10,000	5,000	-	5,000	0.00%	833	-
Auditing Services	7,250	7,250	3,000	4,250	41.38%	-	3,000
Postage and Freight	750	375	28	347	3.73%	63	-
Insurance - Risk Management	12,070	12,070	15,194	(3,124)	125.88%	-	-
Legal Advertising	5,200	5,200	477	4,723	9.17%	-	477
Misc-Property Taxes	389	389	-	389	0.00%	-	-
Misc-Records Storage	1,200	600	-	600	0.00%	100	-
Misc-Assessment Collection Cost	9,619	9,619	8,595	1,024	89.35%	962	163
Website Administration	1,538	1,538	1,553	(15)	100.98%	-	1,553
Miscellaneous Expenses	4,500	2,250	759	1,491	16.87%	375	-
Office Supplies	1,500	750	-	750	0.00%	125	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	288,055	170,123	100,516	69,607	34.89%	20,618	10,475
Maintenance							
Contracts-Landscape	43,904	21,952	49,751	(27,799)	113.32%	3,659	7,292
R&M-Common Area	443,314	221,657	19,736	201,921	4.45%	36,943	15,526
R&M-Irrigation	15,000	7,500	4,920	2,580	32.80%	1,250	-
Miscellaneous Maintenance	10,000	5,000	10,527	(5,527)	105.27%	833	3,768
Reserve - Other	299,999	299,999	-	299,999	0.00%	-	-
Seawall Reserve Contribution	351,000	175,500	178,700	(3,200)	50.91%	29,250	-
Total Maintenance	1,163,217	731,608	263,634	467,974	22.66%	71,935	26,586
Parking Facilities							
Security Patrol Services	5,129	2,564	93,046	(90,482)	1814.12%	427	15,034
Contracts-Parking	948	948	10,747	(9,799)	1133.65%	-	2,422
Contracts-Other Services	8,331	4,166	-	4,166	0.00%	694	-
Park Restroom Maintenance	2,981	1,490	30,528	(29,038)	1024.09%	248	5,088
Total Parking Facilities	17,389	9,168	134,321	(125,153)	772.45%	1,369	22,544
TOTAL EXPENDITURES	1,468,661	910,899	498,471	412,428	33.94%	93,922	59,605

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAR-24 BUDGET</u>	<u>MAR-24 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	1	492,763	419,757	(73,006)	0.00%	(36,917)	(442)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	1	-	-	-	0.00%	-	-
Net change in fund balance	\$ 1	\$ 492,763	\$ 419,757	\$ (73,006)	0.00%	\$ (36,917)	\$ (442)
FUND BALANCE, BEGINNING (OCT 1, 2023)	715,801	715,801	715,801				
FUND BALANCE, ENDING	\$ 715,802	\$ 1,208,564	\$ 1,135,558				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	(1,262,900)	
FUND BALANCE, ENDING	\$ -	\$ -	\$ (1,262,900)	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 36,830	\$ 36,830
Special Assmnts- Prepayment	-	-	170,691	170,691
Special Assmnts- CDD Collected	113,701	113,701	-	(113,701)
Special Assmnts- Debt Service (A-1)	729,255	729,255	677,738	(51,517)
Special Assmnts- Debt Service (A-2)	458,475	458,475	-	(458,475)
Special Assmnts- Debt Service (B-2)	275,530	275,530	-	(275,530)
Special Assmnts- Discounts	(29,170)	(29,170)	(26,129)	3,041
TOTAL REVENUES	1,547,791	1,547,791	859,130	(688,661)
EXPENDITURES				
Administration				
ProfServ-Legal Services	-	-	27,403	(27,403)
Misc-Assessment Collection Cost	14,585	14,585	13,032	1,553
Total Administration	14,585	14,585	40,435	(25,850)
Debt Service				
Principal Debt Retirement A-1	375,000	-	-	-
Principal Debt Retirement A-2	372,024	-	-	-
Prepayments Series A-1	-	-	5,000	(5,000)
Interest Expense Series A-1	428,400	214,200	214,200	-
Interest Expense Series A-2	616,770	308,385	-	308,385
Interest Expense Series B-2	275,550	137,775	-	137,775
Total Debt Service	2,067,744	660,360	219,200	441,160
TOTAL EXPENDITURES	2,082,329	674,945	259,635	415,310
Excess (deficiency) of revenues Over (under) expenditures	(534,538)	872,846	599,495	(273,351)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(534,538)	-	-	-
TOTAL FINANCING SOURCES (USES)	(534,538)	-	-	-
Net change in fund balance	\$ (534,538)	\$ 872,846	\$ 599,495	\$ (273,351)
FUND BALANCE, BEGINNING (OCT 1, 2023)	(2,347,389)	(2,347,389)	(2,347,389)	
FUND BALANCE, ENDING	\$ (2,881,927)	\$ (1,474,543)	\$ (1,747,894)	

SOUTH BAY
Community Development District

Supporting Schedules

March 31, 2024

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund	
Assessments Levied FY24					1,210,219 100.00%	480,964.69 39.74%	729,254.68 60.26%
11/07/23	\$ 16,176	\$ 833	\$ 330	\$ 17,338	\$ 6,891	\$ 10,448	
11/16/23	\$ 71,860	\$ 3,055	\$ 1,467	\$ 76,382	\$ 30,356	\$ 46,026	
11/21/23	\$ 66,662	\$ 2,834	\$ 1,360	\$ 70,857	\$ 28,160	\$ 42,697	
12/6/23	\$ 662,024	\$ 28,120	\$ 13,511	\$ 703,654	\$ 279,646	\$ 424,008	
12/06/23	\$ 70,261	\$ 2,987	\$ 1,434	\$ 74,682	\$ 29,680	\$ 45,002	
12/15/23	\$ 92,471	\$ 3,804	\$ 1,887	\$ 98,162	\$ 39,012	\$ 59,151	
01/05/24	\$ 25,571	\$ 797	\$ 522	\$ 26,890	\$ 10,686	\$ 16,203	
02/05/24	\$ 34,633	\$ 732	\$ 707	\$ 36,072	\$ 14,336	\$ 21,736	
03/05/24	\$ 20,081	\$ 199	\$ 410	\$ 20,689	\$ 8,222	\$ 12,467	
TOTAL	\$ 1,059,738	\$ 43,361	\$ 21,627	\$ 1,124,727	\$ 446,988	\$ 677,738	
% COLLECTED					93%	93%	93%
TOTAL OUTSTANDING					\$ 85,493	\$ 33,976	\$ 51,516

Cash and Investment Report
March 31, 2024

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Checking Account - Operating	SeaCoast Bank	Checking Account	3.93%	\$ 674,284
Checking Account - Operating	Valley Bank	Checking Account	5.25%	\$ 9,581
Money Market Account	SeaCoast Bank	Money Market	5.23%	\$ 538,477
Money Market Account	BankUnited	Money Market	5.25%	\$ 5,319
			Subtotal	<u>\$ 1,227,661</u>
DEBT SERVICE AND CAPITAL PROJECTS FUNDS				
Series 2005 Revenue	US Bank	Money Market Account	4.96%	\$ 8,876
Series 2015-1 Interest A-1	US Bank	Money Market Account	4.96%	\$ 1
Series 2015-1 Reserve A-1	US Bank	Money Market Account	4.96%	\$ 411,126
Series 2015-2 Reserve A-2	US Bank	Money Market Account	4.96%	\$ 360,693
Series 2015-2 Reserve B-2	US Bank	Money Market Account	4.96%	\$ 253,995
Series 2015-1 Revenue A-1	US Bank	Money Market Account	4.96%	\$ 933,254
Series 2015-2 Revenue A-2	US Bank	Money Market Account	4.96%	\$ 140,029
			Subtotal	<u>\$ 2,107,975</u>
			Total	<u>\$ 3,335,635</u>

Bank Account Statement

South Bay CDD

Monday, April 29, 2024
Page 1
DLOPEZ

Bank Account No. 3871
Statement No. 03-24
Statement Date 03/31/2024

GL Balance (LCY)	674,284.08	Statement Balance	636,665.76
GL Balance	674,284.08	Outstanding Deposits	44,910.32
Positive Adjustments	0.00		
	<hr/>	Subtotal	681,576.08
Subtotal	674,284.08	Outstanding Checks	-7,292.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	674,284.08
Ending G/L Balance	674,284.08		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
03/20/2024	Payment	2651	Check for Vendor V00025			-7,292.00
Total Outstanding Checks						-7,292.00
Outstanding Deposits						
03/01/2024		JE000228	Rev Accrual ProfServ-Legal Services			7,945.00
03/28/2024		SBAY	SBAY HOLDINGS O&M ASSESSMENTS			37,150.02
03/15/2024		JE000236	CK # 2647 - MARY MADDEN			-184.70
Total Outstanding Deposits						44,910.32

SOUTH BAY
Community Development District

Payment Register by Bank Account

For the Period from 3/1/24 to 3/31/24

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SEACOAST BANK CHECKING ACCT - (ACCT# XXXXX3871)									
Check	2615A	03/06/24	Vendor	CARR RIGGS & INGRAM	17793523	PROFESSIONAL SERVICES RENDERED	Auditing Services	001-532002-51301	\$3,000.00
Check	2616A	03/06/24	Vendor	INFRAMARK, LLC	110809	POSTAGE FEB 2024	Postage and Freight	001-541006-51301	\$8.95
Check	2616A	03/06/24	Vendor	INFRAMARK, LLC	111508	MAR 2024 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	001-531027-51201	\$3,749.67
Check	2617A	03/06/24	Vendor	INNERSYNC	22050	ADA COMPLIANT WEBSITE & REMEDIATION	Website Administration	001-549936-51301	\$1,552.50
Check	2618A	03/12/24	Vendor	ALLIED UNIVERSAL SECURITY SERVICES	15400740	SERV PRD 02/16-02/29/24	Security Patrol Services	001-531116-51902	\$199.00
Check	2619A	03/12/24	Vendor	RESERVE ADVISORS, INC	24106025R	PROPERTY INSPECTION	ProfServ-Survey	001-531039-51301	\$3,500.00
Check	2643	03/15/24	Employee	IAN W. BROWN	PAYROLL	March 15, 2024 Payroll Posting			\$184.70
Check	2644	03/15/24	Employee	KELLY A. EVANS	PAYROLL	March 15, 2024 Payroll Posting			\$184.70
Check	2645	03/15/24	Employee	SCOTT H. CAMPBELL	PAYROLL	March 15, 2024 Payroll Posting			\$184.70
Check	2646	03/15/24	Employee	STEPHEN E. HERRERA	PAYROLL	March 15, 2024 Payroll Posting			\$184.70
Check	2647	03/15/24	Employee	MARY E. MADDEN	PAYROLL	March 15, 2024 Payroll Posting			\$184.70
Check	2649	03/15/24	Vendor	GRAY ROBINSON P.A.	11203209	LEGAL COUNSEL FOR 2/1-2/29/24	ProfServ-Legal Services	001-531023-51401	\$3,900.00
Check	2650	03/20/24	Vendor	J MAC PROPERTY SERVICES	24-19	BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK C	Maintenance	001-546482-54500	\$5,088.00
Check	2650	03/20/24	Vendor	J MAC PROPERTY SERVICES	24-19	BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK C	Security Liaison	001-531116-54500	\$2,634.00
Check	2650	03/20/24	Vendor	J MAC PROPERTY SERVICES	24-19	BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK C	Paid Parking Enforcement	001-534030-54500	\$1,066.00
Check	2650	03/20/24	Vendor	J MAC PROPERTY SERVICES	24-19	BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK C	Guard Shack Contract	001-531116-54500	\$12,400.00
Check	2650	03/20/24	Vendor	J MAC PROPERTY SERVICES	24-19	BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK C	Car Reimbursement	001-534030-54500	\$850.00
Check	2650	03/20/24	Vendor	J MAC PROPERTY SERVICES	24-19	BIN MAINT/SEC LIAISON/PARKING ENFORC/GUARD SHACK C	Materials and Fuel	001-534030-54500	\$506.07
Check	2651	03/20/24	Vendor	SOUTH COUNTY LANDCARE INC	10297	MAR 2024 LAWN CARE	Contracts-Landscape	001-534050-51902	\$7,292.00
Check	2652	03/20/24	Vendor	TAMPA BAY TIMES	000033355	LEGAL ADVERTISING MARCH 03/24	Legal Advertising	001-548002-51301	\$477.00
Check	2653	03/25/24	Vendor	SMI TRS OPCO, LLC	020924	Duplicate assessment check received	Special Assmnts-CDD Collected	363040	\$224,221.28
Check	2654	03/25/24	Employee	STEPHEN E. HERRERA	PAYROLL	March 25, 2024 Payroll Posting			\$184.70
ACH	DD1011	03/29/24	Vendor	REPUBLIC SERVICES - ACH					\$1,843.57
ACH	DD1012	03/29/24	Vendor	REPUBLIC SERVICES - ACH					\$1,924.51
ACH	DD1013	03/13/24	Vendor	CHARTER COMMUNICATIONS - ACH					\$164.96

Account Total \$275,485.71

Total Amount Paid \$275,485.71

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH Bay COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the South Bay Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of South Bay Community Development District (hereinafter the “Board”) seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Kelly Evans, Scott Campbell, Stephen Herrera, and Ian Brown.

Section 2. The term of office for each member of the Board is as follows:

Stephen Herrera	Seat 1	four year – expires 11/2024
Mary Madden	Seat 2	four year – expires 11/2026
Kelly Evans	Seat 3	four year – expires 11/2024
Scott Campbell	Seat 4	four year – expires 11/2026
Ian Brown	Seat 5	four year – expires 11/2026

Section 3. Seat 1, currently held by Stephen Herrera, and Seat 3, currently held by Kelly Evans are scheduled for the General Election in November 2024.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 8th DAY OF MAY 2024.

ATTEST:

**SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT**

Mark Vega
Secretary

Kelly Evans
Chairperson



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

May 1, 2024

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2024, listed below.

Community Development District	Number of Registered Electors
South Bay (Hillsborough)	441

We ask that you respond to our office with a current list of CDD office holders by **June 1** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Senior Candidate Services Manager





LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 1, 2024

South Bay Community Development District
c/o Inframark Infrastructure Management Services
210 N. University Drive, Suite 702
Coral Springs, Florida 33071

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to South Bay Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$9,970,000 South Bay Community Development District (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015A-1 and \$9,070,000 South Bay Community Development District (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015B-1

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for

review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending March 24, 2024, March 24, 2025, and March 24, 2026, is \$1,800, which is \$600 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
South Bay Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 1, 2024

South Bay Community Development District
c/o Inframark Infrastructure Management Services
210 N. University Drive, Suite 702
Coral Springs, Florida 33071

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- \$8,928,571.20 South Bay Community Development District (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015A-2 and \$3,304,679.50 South Bay Community Development District (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2015B-2

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

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Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for

review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

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PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending March 24, 2024, March 24, 2025, and March 24, 2026, is \$1,800, which is \$600 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

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- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
South Bay Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

Mozart Artistic Designs, Inc.
 4350 E 92 US Highway
 Plant City, FL 33566

Mozartdesigns@outlook.com
 +1 (813) 652-8020
 www.mozartdesigns.com



MARK VEGA

Bill to

MARK VEGA
 LITTLE HARBOR
 388 32ND STREET
 RUSKIN, FL 33570

Ship to

MARK VEGA
 LITTLE HARBOR
 388 32ND STREET
 RUSKIN, FL 33570

Estimate details

Estimate no.: 3728
 Estimate date: 02/28/2024

Sales Person: DALE

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		20FT. BARRIER GATE OPERATOR				\$0.00
2.		THE FOLLOWING PROPOSAL IS FOR A ACCESS PRO-L BARRIER GATE OPERATOR WITH A 20FT ARM. INCLUDES A CLOSE/SAFETY LOOP AND A SIMPLE CONTROL STATION IN THE GUARD HOUSE.				\$0.00
3.		1) ACCESS PRO-L MAGNETIC BARRIER OPERATOR. 1) OPERATOR PAD. 1) SAFETY CLOSE LOOP. 1) IN-GROUND LOOP 1) OPERATOR CONTROL STATION.				\$0.00
4.		*****NOTE: ELECTRICAL, WIREWAYS W/ PULL STRINGS AND PERMITS BY OTHERS.				\$0.00
5.		*****NOTE: REMOVAL OF PAVERS AND RE-INSTALLATION BY OTHERS				\$0.00
6.		GRAND TOTAL \$11,690.59				\$0.00

7. **JOB SALES**
 TO ACCEPT THIS PROPOSAL, PLEASE SIGN BELOW & RETURN.

UPON ACCEPTANCE, 50% DEPOSIT IS REQUIRED.

ONCE SIGNED ESTIMATE AND DEPOSIT ARE RECEIVED, SUPPLIES WILL BE ORDERED, AND THE PROJECT WILL BE SCHEDULED.

8. **JOB SALES** 1 \$5,845.29 \$5,845.29
 BALANCE DUE, NET 30, UPON COMPLETION

9. \$0.00
 THIS PROPOSAL DOES NOT INCLUDE DAMAGE CAUSED BY LIGHTNING OR OTHER NATURAL DISASTERS, EXISTING CODE VIOLATIONS OR WORK PERFORMED BY OTHER CONTRACTORS, OR DELAYS CAUSED BY OTHER CONTRACTORS.

10. \$0.00
 NOT RESPONSIBLE FOR DAMAGE TO VEHICLES AND/OR PEDESTRIANS.

Total \$11,690.59

Note to customer

Here's your Proposal. Once we receive a signed proposal and deposit, we will get you on our schedule.
 Note ESTIMATES ARE GOOD FOR 30 DAYS, DUE TO CONSTANT PRICE INCREASES.
 We appreciate your business!!
 Mo'zArt Designs



APEX ASPHALT & CONCRETE SERVICES
TRUST & QUALITY

March 8, 2024

Proposal #24030101

Contact

Mark Vega
Phone: 813 295-5455
mark.vega@inframark.com

Customer

South Bay CDD
% Inframark Inc
210 N University Drive Suite 702
Coral Springs, Florida 33071

Job

South Bay
388 32nd Street NW
Ruskin, Florida 33570

PROPERTY IMPROVEMENTS

**Remove Existing Brick Pavers, Excavate, Base and Pave 1.5”
7,129 square feet / 793 square yards**

Scope of Work:

1. Secure job site with cones and barricades for resident and crew safety.
2. Remove and dispose of 1 area of brick pavers totalling approximately 7,129 square feet.
3. Excavate 1 area of existing base material to a depth of 4” totalling approximately 7,129 square feet..
4. Haul debris from the job site.
5. Install, roll and compact 6” of crushed concrete base to 1 area totalling approximately 7,129 square feet.
6. Tack all areas to be paved where necessary..
7. Pave using type SP-9.5 hot mix asphalt compacted to 1.5” in 1 area totaling approximately 793 square yards.
8. Roll and compact with steel drum and rubber traffic rollers for a smooth finish.

Flagmen are included for traffic control and Crew/Resident Safety

Labor and Materials - \$28,980.00



APEX ASPHALT & CONCRETE SERVICES
TRUST & QUALITY

March 8, 2024

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South Bay CDD
 % Inframark Inc
 210 N University Drive Suite 702
 Coral Springs, Florida 33071

Job

South Bay
 388 32nd Street NW
 Ruskin, Florida 33570

PROPERTY IMPROVEMENTS

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, APEX WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER, THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *WORK TO BE DONE ON WEEKDAYS OR WEEKENDS DURING DAYLIGHT HOURS.
- *PRICE IS ONLY GOOD IF APEX HAS FULL UNRESTRICTED ACCESS TO THE WORK AREA. TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS. WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *PROPOSAL DOES NOT INCLUDE TESTING, LANE CLOSURE, M.O.T, THERMOPLASTIC PAINT, IMPACT FEES, SURVEYING, AS-BUILTS, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *APEX IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *THIS WORK WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY CARS AND BUILDING STRUCTURES.
- *DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED.THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND APEX WILL NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *APEX CANNOT BE HELD RESPONSIBLE FOR REFLECTIVE CRACKING OF ASPHALT DUE TO EXISTING CRACKS.



APEX ASPHALT & CONCRETE SERVICES
TRUST & QUALITY

March 8, 2024

Proposal #24030101

Contact

Mark Vega
 Phone: 813 295-5455
 mark.vega@inframark.com

Customer

South Bay CDD
 % Inframark Inc
 210 N University Drive Suite 702
 Coral Springs, Florida 33071

Job

South Bay
 388 32nd Street NW
 Ruskin, Florida 33570

PROPERTY IMPROVEMENTS

Notes Continued:

- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *THIS CONTRACTOR CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 LB. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED. OTHERWISE, ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- *IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE UNDERGROUND WATER, AND /OR CLAY IN THE SUBGRADE, ETC. IT WILL BE BROUGHT TO MANAGEMENT’S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *NOT INCLUDED IN THE ABOVE SCOPE OF WORK IS ANY SELECT FILL MATERIAL.
- *DUE TO THE NATURE AND SCOPE OF THE WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, APEX MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, APEX CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *IT IS THE CUSTOMER’S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



APEX ASPHALT & CONCRETE SERVICES
TRUST & QUALITY

March 8, 2024

Proposal #24030101

Contact

Mark Vega
Phone: 813 295-5455
mark.vega@inframark.com

Customer

South Bay CDD
% Inframark Inc
210 N University Drive Suite 702
Coral Springs, Florida 33071

Job

South Bay
388 32nd Street NW
Ruskin, Florida 33570

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing APEX Asphalt & Concrete Services. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

- Terms: Terms: 50% Deposit Prior to Commencement, 50% Upon Completion Net 15 Days
- If Paying by ACH Payment, the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms - Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Information:

Billing Phone Number:

Email Address:

APEX Authorized Signature Richard Ostrander

Customer's Authorized Signature _____

Date of Acceptance _____



APEX ASPHALT & CONCRETE SERVICES
TRUST & QUALITY

March 8, 2024

Proposal #24030101

Contact

Mark Vega
Phone: 813 295-5455
mark.vega@inframark.com

Customer

South Bay CDD
% Inframark Inc
210 N University Drive Suite 702
Coral Springs, Florida 33071

Job

South Bay
388 32nd Street NW
Ruskin, Florida 33570

PROPERTY IMPROVEMENTS

Terms: 50% Deposit Prior to Commencement, 50% Upon Completion Net 15 Days

If Paying by ACH Payment, the ACH Fees Will Be Added to the Invoiced Amount Due

APEX Authorized Signature _____

Richard Ostrander

Richard Ostrander

Cell: 813 420-7457 rostrander@apxservices.net

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra costs, to be executed only upon receiving written change orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, weather or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 30 days from the proposal date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount \$28,980.00

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the South Bay Community Development District ("**District**") prior to June 15, 2024, proposed budgets ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 14, 2024

HOUR: 1:00 p.m.

LOCATIO Little Harbor POA Clubhouse
611 Destiny Drive

N: Ruskin, FL 33570

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8th DAY OF MAY 2024.

Mark Vega
Secretary

Kelly Evans
Chairperson

Exhibit A: Proposed Budget

SOUTH BAY
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2024	3/31/2024	9/30/2024	FY 2024	FY 2025
REVENUES					
Interest - Investments	\$ 3,000	\$ 31,667	\$ 31,667	\$ 63,334	\$ 3,000
Interest - Tax Collector	-	1,143	-	1,143	-
Special Assmnts - CDD Collected	876,937	412,821	464,116	876,937	874,462
Special Assmnts - Tax Collector	480,964	446,988	33,976	480,964	480,965
Special Assmnts- Discounts	(19,239)	(17,233)	-	(17,233)	(19,239)
Other Miscellaneous Revenues	-	300	-	300	-
Parking	127,000	42,542	84,458	127,000	85,000
TOTAL REVENUES	1,468,662	918,228	614,217	1,532,445	1,424,188
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	12,000	6,000	6,000	12,000	12,000
P/R Taxes	918	459	459	918	918
ProfServ- Arbitrage Rebate Fee	1,950	-	1,950	1,950	1,950
ProfServ-Engineering	15,000	19,246	3,000	22,246	35,000
ProfServ-Legal Services	70,000	14,032	55,968	70,000	66,000
ProfServ-Legal Litigation	45,000	-	45,000	45,000	25,000
ProfServ-Survey	30,000	3,500	26,500	30,000	30,000
Assessment Roll	10,000	-	10,000	10,000	6,000
Dissemination	5,000	5,000	-	5,000	5,000
ProfServ - Mgmt Consulting Svc.	44,996	22,498	24,498	46,996	48,996
ProfServ-Trustee Fees	9,000	-	9,000	9,000	9,000
Auditing Services	7,250	3,000	1,800	4,800	5,900
Postage	750	28	722	750	750
Insurance - Risk Management	12,070	15,194	-	15,194	16,000
Legal Advertising	5,200	477	4,723	5,200	2,477
Property Taxes	389	-	-	-	-
Document Storage	1,200	-	1,200	1,200	1,200
Website Administration	1,538	1,553	-	1,553	1,553
Miscellaneous Expenses	4,500	759	3,741	4,500	4,500
Miscellaneous Collection Cost	9,619	8,595	-	8,595	9,619
Office Supplies	1,500	-	1,500	1,500	1,500
Annual District Filing Fee	175	175	-	175	175
Total Administrative	288,055	100,516	196,061	296,577	283,538
<i>Electric Utility Services</i>					
Utility - General	-	-	-	-	65,000
Total Electric Utility Services	-	-	-	-	65,000
<i>Utility Water Services</i>					
Utility - Water	-	-	-	-	15,000
Total Utility Water Services	-	-	-	-	15,000
<i>Field</i>					
Contracts - Field Manager	-	-	-	-	24,000
Contracts - Landscape	43,904	49,751	55,261	105,012	110,521
Contracts - Mulch	-	-	-	-	14,063
Contracts - Portable Restroom	-	-	-	-	5,940
Contracts - Solid Waste Service	-	-	-	-	23,100
Telephone/Fax/Internet Services	-	-	-	-	1,980
Misc - Holiday Lighting	-	-	-	-	3,000
R&M - Gatehouse	-	-	-	-	5,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2024	3/31/2024	9/30/2024	FY 2024	FY 2025
R&M - Irrigation	15,000	4,920	6,646	11,566	15,000
R&M - Landscape Replacement	-	-	-	-	5,000
R&M - Sod	-	-	-	-	5,000
Total Field Expenses	58,904	54,671	61,907	116,578	212,604
Maintenance					
R&M-Common Area	443,314	19,736	2,000	21,736	-
Miscellaneous Maintenance	10,000	10,527	1,000	11,527	-
Seawall Reserve Contribution	351,000	178,700	-	178,700	-
Total Maintenance Expenses	804,314	208,963	3,000	211,963	-
Reserve					
Reserve - Other	299,999	-	-	-	576,690
Total Reserves	299,999	-	-	-	576,690
Parking					
Contracts - Parking	948	10,747	10,747	21,494	12,792
Contracts - Security Enforcement	5,129	93,046	93,046	186,092	31,608
Contracts - Gates	-	-	-	-	161,400
Contracts - Maintenance	2,981	30,528	30,528	61,056	61,056
Contracts - Other Services	8,331	-	8,331	8,331	4,500
Total Parking	17,389	134,321	142,652	276,973	271,356
TOTAL EXPENDITURES	605,443	234,837	196,061	296,577	1,424,188
Excess (deficiency) of revenues					
Over (under) expenditures	-	683,391	418,156	1,235,868	-
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	-	683,391	418,156	1,235,868	-
FUND BALANCE, BEGINNING	715,801	715,800	-	715,800	1,951,668
FUND BALANCE, ENDING	\$ 715,801	\$ 1,399,191	\$ 418,156	\$ 1,951,668	\$ 1,951,668

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 1,951,668
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	576,690
Total Funds Available (Estimated) - 9/30/2025	2,528,358

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		221,191 ⁽¹⁾
Reserves - Maintenance Program (FY 2024)	-	
Less Expenses - FY23	-	
Reserves - Maintenance Program (FY 2025)	-	
Reserves -Seawall Contribution (FY 2024)	351,000	
Less Expenses - FY23	(178,700)	
Reserves - Seawall Contribution (FY 2025)	-	172,300
Reserves - Other (FY 2025)	576,690	576,690
Total Allocation of Available Funds		970,181

Total Unassigned (undesignated) Cash	\$ 1,558,177
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Notes

(1) Represents approximately 3 months of operating expenditures

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 3/31/2024	PROJECTED April- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Interest - Investments	-	36,830	36,830	73,660	-
Special Assmnts - Prepayment	-	170,691	-	170,691	-
Special Assmnts - CDD Collected	113,701	-	-	-	113,701
Special Assmnts- Debt Service (A-1)	729,255	677,738	51,517	729,255	729,255
Special Assmnts- Debt Service (A-2)	458,475	-	458,475	458,475	458,475
Special Assmnts- Debt Service (B-2)	275,530	-	275,530	275,530	275,530
Special Assmnts - Discounts	(29,170)	(26,129)	-	(26,129)	(29,170)
TOTAL REVENUES	1,547,791	859,130	822,352	1,681,482	1,547,791
EXPENDITURES					
<i>Administrative</i>					
ProfServ-Legal Services	-	27,403	-	27,403	-
Misc-Assessment Collection Cost	14,585	13,032	1,030	14,062	14,585
Total Administrative	14,585	40,435	1,030	41,465	14,585
<i>Debt Service</i>					
Principal Debt Retirement A-1	375,000	-	-	-	400,000
Principal Debt Retirement A-2	372,024	-	-	-	395,770
Prepayments Series A-1	-	5,000	-	5,000	-
Interest Expense Series A-1	428,400	214,200	214,200	428,400	406,088
Interest Expense Series A-2	616,770	-	616,770	616,770	585,750
Interest Expense Series B-2	275,550	-	275,550	275,550	275,550
Total Debt Service	2,067,744	219,200	1,106,520	1,325,720	2,063,158
TOTAL EXPENDITURES	2,082,329	259,635	1,107,550	1,367,185	2,077,743
Excess (deficiency) of revenues					
Over (under) expenditures	(534,538)	599,495	(285,198)	314,297	(529,951)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(534,538)	-	-	-	(529,951)
TOTAL OTHER SOURCES (USES)	(534,538)	-	-	-	(529,951)
Net change in fund balance	(534,538)	599,495	(285,198)	314,297	(529,951)
FUND BALANCE, BEGINNING	(2,272,302)	(2,272,302)	-	(2,272,302)	(1,958,005)
FUND BALANCE, ENDING	\$ (2,806,840)	\$ (1,672,807)	\$ (285,198)	\$ (1,958,005)	\$ (2,487,957)

NOTE: The Series 2015A-2 and 2015B-2 Bonds encumber property that is currently held for the beneficial interest of the Trustee and Series 215A2/B2 Bondholders. Capital assessments are held in abeyance until such time as the Trustee, in consultation with Bondholders, advises that assessments will recommence.

Special Assessment Bonds, Series 2015A-1

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	203,043.75	203,043.75
05/01/2025	400,000.00	5.950%	203,043.75	603,043.75
11/01/2025	-	-	191,143.75	191,143.75
05/01/2026	425,000.00	5.950%	191,143.75	616,143.75
11/01/2026	-	-	178,500.00	178,500.00
05/01/2027	450,000.00	5.950%	178,500.00	628,500.00
11/01/2027	-	-	165,112.50	165,112.50
05/01/2028	480,000.00	5.950%	165,112.50	645,112.50
11/01/2028	-	-	150,832.50	150,832.50
05/01/2029	510,000.00	5.950%	150,832.50	660,832.50
11/01/2029	-	-	135,660.00	135,660.00
05/01/2030	540,000.00	5.950%	135,660.00	675,660.00
11/01/2030	-	-	119,595.00	119,595.00
05/01/2031	575,000.00	5.950%	119,595.00	694,595.00
11/01/2031	-	-	102,488.75	102,488.75
05/01/2032	610,000.00	5.950%	102,488.75	712,488.75
11/01/2032	-	-	84,341.25	84,341.25
05/01/2033	645,000.00	5.950%	84,341.25	729,341.25
11/01/2033	-	-	65,152.50	65,152.50
05/01/2034	685,000.00	5.950%	65,152.50	750,152.50
11/01/2034	-	-	44,773.75	44,773.75
05/01/2035	730,000.00	5.950%	44,773.75	774,773.75
11/01/2035	-	-	23,056.25	23,056.25
05/01/2036	775,000.00	5.950%	23,056.25	798,056.25
Total	\$6,825,000.00	-	\$2,927,400.00	\$9,752,400.00

Lot Type	Units	FISCAL YEAR 2024										FISCAL YEAR 2025										Total \$	Total %		
		Per		Total		Per Unit		Total		Per		Total		Per Unit		Total		Per Unit		Total					
		Admin	Unit	Admin	Unit	Admin	Unit	Admin	Unit	Admin	Unit	Admin	Unit	Admin	Unit	Admin	Unit	Admin	Unit	Admin	Unit				
Lot Type	Units	EAU's	EAU's	Assessment	Product Type	w df	Units	EAU	EAU's	% Allocation	Per Unit	Per Unit	Per Unit	Per Unit	Product Type	w df	Per Unit	Product Type	Status/Owner	And Fees	With DAF	Per Unit	Per Unit	Year/Year	Year/Year
ASSESSMENTS ON THE TAX ROLL																									
Townhomes (Platted)	154	0.750	115,500	\$ 176.15	\$ 27,127.10	187.39	154	0.750	115,500	0.107	\$ 967.45	\$ 1,930.20	\$ 2,897.65	\$ 967.45	\$ 143,027.89	1,029.20	\$ 1,143.60	\$ 170,154.99	- On Tax Roll - Ent	\$ 1,216.60	\$ 181,015.95	\$ 1,930.20	\$ 2,897.65	\$ 0.00	0.00%
Hotel/Con (Platted)	94	0.190	17,860	\$ 44.62	4,194.28	47.47	94	0.190	17,860	0.017	\$ 245.09	\$ 488.98	\$ 734.07	\$ 245.09	\$ 22,116.69	260.73	\$ 289.71	\$ 26,310.97	- On Tax Roll - Ent	\$ 308.20	\$ 27,990.40	\$ 488.98	\$ 734.07	\$ 0.00	0.00%
One Bedroom Harborside (4 No Debt)	120	0.500	60,000	\$ 117.43	14,091.60	124.93	120	0.500	60,000	0.056	\$ 644.97	\$ -	\$ 644.97	\$ 644.97	\$ 74,300.20	696.14	\$ 762.40	\$ 88,391.80	Platted - On Tax Roll	\$ 811.06	\$ 94,033.63	\$ -	\$ 644.97	\$ 0.00	0.00%
Multi Bedroom Harborside (1 No Debt)	38	0.750	28,500	\$ 176.15	6,693.70	187.39	38	0.750	28,500	0.026	\$ 967.45	\$ -	\$ 967.45	\$ 967.45	\$ 35,292.60	1,029.20	\$ 1,143.60	\$ 41,886.30	Platted - On Tax Roll	\$ 1,216.60	\$ 44,666.27	\$ -	\$ 967.45	\$ 0.00	0.00%
Antigua Cove Single-Family Product	151	1.000	151,000	\$ 234.86	35,463.86	249.85	151	1.000	151,000	0.140	\$ 1,289.93	\$ 2,573.60	\$ 3,863.53	\$ 1,289.93	\$ 186,988.85	1,372.27	\$ 1,524.79	\$ 222,452.71	On Tax Roll - Serd	\$ 1,622.12	\$ 236,651.81	\$ 2,573.60	\$ 3,863.53	\$ 0.00	0.00%
ASSESSMENTS DIRECT-BILLED TO LANDOWNERS AND HOMEBUILDERS																									
Antigua Cove Townhome Product	45	1.000	45,000	\$ 234.86	10,568.70		45	1.000	45,000	0.042	\$ 1,289.93	\$ 2,573.60	\$ 3,863.53	\$ 1,289.93	\$ 55,725.15		\$ 1,524.79	\$ 66,293.85	Serenity Bay	\$ 1,622.12	\$ 70,525.38	\$ 2,573.60	\$ 3,863.53	\$ (0.00)	0.00%
Hotel/Con (No Debt) (1 Bdr)	6	0.500	3,000	\$ 117.43	704.58		6	0.500	3,000	0.003	\$ 644.97	\$ -	\$ 644.97	\$ 644.97	\$ 3,715.01		\$ 762.40	\$ 4,419.55	Re Harbor Marina	\$ 811.06	\$ 4,701.69	\$ -	\$ 644.97	\$ 0.00	0.00%
Hotel/Con (No Debt) (2Bdr)	6	0.750	4,500	\$ 176.15	1,056.90		6	0.750	4,500	0.004	\$ 967.45	\$ -	\$ 967.45	\$ 967.45	\$ 5,672.52		\$ 1,143.60	\$ 6,629.42	Re Harbor Marina	\$ 1,216.60	\$ 7,062.57	\$ -	\$ 967.45	\$ 0.00	0.00%
Comm/Club Fac (A-B1)	21,979	1.500	32,969	\$ 352.29	7,742.98		21,979	1.500	32,969	0.031	\$ 1,934.90	\$ -	\$ 1,934.90	\$ 1,934.90	\$ 40,826.10		\$ 2,287.19	\$ 48,569.08	orside 8.5-Negev	\$ 2,433.18	\$ 51,669.24	\$ -	\$ 1,934.90	\$ 0.00	0.00%
Comm/Club Fac (A-B1)	8.5	1.640	13,940	\$ 385.17	3,273.95		8.5	1.640	13,940	0.013	\$ 2,115.49	\$ -	\$ 2,115.49	\$ 2,115.49	\$ 17,262.41		\$ 2,500.66	\$ 20,536.36		\$ 2,660.28	\$ 21,847.20	\$ -	\$ 2,115.49	\$ 0.00	0.00%
Antigua Cove Marina (Slips) LHD	320	0.250	80,000	\$ 58.72	18,790.40		320	0.250	80,000	0.074	\$ 322.48	\$ -	\$ 322.48	\$ 322.48	\$ 99,066.94		\$ 381.20	\$ 117,857.34		\$ 405.54	\$ 125,380.15	\$ -	\$ 322.48	\$ 0.00	0.00%
Harborside Marina (Slips) PPH	99	0.250	24,750	\$ 58.72	5,813.28		99	0.250	24,750	0.023	\$ 322.48	\$ -	\$ 322.48	\$ 322.48	\$ 30,648.83		\$ 381.20	\$ 36,462.11		\$ 405.54	\$ 38,789.48	\$ -	\$ 322.48	\$ 0.00	0.00%
Townhomes (LG) (B2)	66	1.000	66,000	\$ 234.86	15,500.76		66	1.000	66,000	0.061	\$ 1,289.93	\$ -	\$ 1,289.93	\$ 1,289.93	\$ 81,730.22		\$ 1,524.79	\$ 97,230.98	Harborside Suites	\$ 1,622.12	\$ 103,437.22	\$ -	\$ 1,289.93	\$ 0.00	0.00%
Large Condominiums (B2)	316	1.000	316,000	\$ 234.86	74,215.76		316	1.000	316,000	0.293	\$ 1,289.93	\$ -	\$ 1,289.93	\$ 1,289.93	\$ 391,314.41		\$ 1,524.79	\$ 465,530.17	Suites (264) - LH	\$ 1,622.12	\$ 495,244.86	\$ -	\$ 1,289.93	\$ 0.00	0.00%
SPE-Townhomes (Parcel K)	28	1.000	28,000	\$ 234.86	6,576.08		28	1.000	28,000	0.026	\$ 1,289.93	\$ -	\$ 1,289.93	\$ 1,289.93	\$ 34,673.43		\$ 1,524.79	\$ 41,249.51	SPE	\$ 1,622.12	\$ 43,882.46	\$ -	\$ 1,289.93	\$ 0.00	0.00%
SPE - Condominiums (Parcel I)	20	1.000	20,000	\$ 234.86	4,697.20		20	1.000	20,000	0.019	\$ 1,289.93	\$ -	\$ 1,289.93	\$ 1,289.93	\$ 24,766.73		\$ 1,524.79	\$ 29,463.93	SPE	\$ 1,622.12	\$ 31,344.61	\$ -	\$ 1,289.93	\$ 0.00	0.00%
SPE-Townhomes (Parcel N & P)	72	1.000	72,000	\$ 234.86	16,909.92		72	1.000	72,000	0.067	\$ 1,289.93	\$ -	\$ 1,289.93	\$ 1,289.93	\$ 89,160.24		\$ 1,524.79	\$ 106,070.16	SPE	\$ 1,622.12	\$ 112,840.60	\$ -	\$ 1,289.93	\$ 0.00	0.00%
Total	1,565.48		1,079,019		\$ 253,421.05		1,565.48		1,079,019					\$ 1,336,188.24				\$ 1,589,609.29		\$ 1,691,073.71					