

**SOUTHBAY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 27, 2019**

**SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 27, 2019 2:00 PM**

Palmetto Library, located at 923 6th St. West
Palmetto, FL 34221

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Curt Wilkinson Suzanne Lupia Eric Davidson Matthew Bray Vacant
District Manager	Meritus Districts	Debby Nussel
District Engineer	Heidt & Associates	Alfonso Belluccia

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at 2:00 p.m. with the **Call to Order**. Following this the public has the opportunity to comment on posted agenda items during the second section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to three (3) minutes for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The fourth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

South Bay Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of the South Bay Community Development District will be held on **Tuesday, August 27, 2019 at 2:00 p.m.** at Palmetto Library, located at 923 6th St. West, Palmetto, FL 34221. The agenda is included below

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-04; Adopting Fiscal Year 2020 Budget Tab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-05; Levying O&M Assessments Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-06; Setting FY 2020 Meeting Schedule..... Tab 03
 - B. Consideration of District Counsel Engagement Letter.....Tab 04
 - C. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting May 28, 2019.....Tab 05
 - B. Consideration of Operation and Maintenance Expenditures May 2019.....Tab 06
 - C. Consideration of Operation and Maintenance Expenditures June 2019.....Tab 07
 - D. Consideration of Operation and Maintenance Expenditures July 2019.....Tab 08
 - E. Review of Financial Statements Month Ending July 31, 2019.....Tab 09
- 9. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 11. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5121.

Sincerely,



Brian K. Lamb
CEO

RESOLUTION 2019-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (“**Board**”) of the South Bay Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the South Bay Community Development District for the Fiscal Year Ending September 30, 2020.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$23,735.00 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$23,735.00
DEBT SERVICE FUND	\$ -
TOTAL ALL FUNDS	\$23,735.00

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2019.

ATTEST:

**SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

2020



SOUTHBAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

AUGUST 27, 2019

SOUTHBAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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AUGUST 27, 2019

SOUTHBAY

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The SouthBay Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SOUTHBAY

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	6,000.00	0.00	9,102.60	9,102.60	3,102.60
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	6,000.00	0.00	9,102.60	9,102.60	3,102.60
TOTAL REVENUES	\$6,000.00	\$0.00	\$9,102.60	\$9,102.60	\$3,102.60
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	4,165.00	1,735.00	2,429.00	4,164.00	(1.00)
Postage, Phone, Faxes, Copies	0.00	1.00	1.40	2.40	2.40
Legal Advertising	0.00	266.00	372.40	638.40	638.40
Bank Fees	0.00	164.00	229.60	393.60	393.60
Dues, Licenses & Fees	225.00	225.00	0.00	225.00	0.00
Miscellaneous Administration Fees	1,000.00	0.00	0.00	0.00	(1,000.00)
Website Administration	500.00	208.00	291.20	499.20	(0.80)
TOTAL FINANCIAL & ADMINISTRATIVE	5,890.00	2,599.00	3,323.60	5,922.60	32.60
LEGAL COUNSEL					
District Counsel	110.00	325.00	455.00	780.00	670.00
TOTAL LEGAL COUNSEL	110.00	325.00	455.00	780.00	670.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	0.00	1,000.00	1,400.00	2,400.00	2,400.00
TOTAL OTHER PHYSICAL ENVIRONMENT	0.00	1,000.00	1,400.00	2,400.00	2,400.00
TOTAL EXPENDITURES	\$6,000.00	\$3,924.00	\$5,178.60	\$9,102.60	\$3,102.60
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$3,924.00)	\$3,924.00	\$0.00	\$0.00

SOUTHBAY

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	23,735.00	23,735.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	0.00	0.00	0.00	23,735.00	23,735.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	6,000.00	9,102.60	3,102.60		(6,000.00)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	6,000.00	9,102.60	3,102.60	0.00	(6,000.00)
TOTAL REVENUES	\$6,000.00	\$9,102.60	\$3,102.60	\$23,735.00	\$17,735.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	4,165.00	4,164.00	(1.00)	12,000.00	7,835.00
Postage, Phone, Faxes, Copies	0.00	2.40	2.40	50.00	50.00
Legal Advertising	0.00	638.40	638.40	800.00	800.00
Bank Fees	0.00	393.60	393.60	300.00	300.00
Dues, Licenses & Fees	225.00	225.00	0.00	225.00	0.00
Public Officials Insurance	0.00	0.00	0.00	2,475.00	2,475.00
Miscellaneous Administration Fees	1,000.00	0.00	(1,000.00)	1,000.00	0.00
Website Administration	500.00	499.20	(0.80)	3,500.00	3,000.00
TOTAL FINANCIAL & ADMINISTRATIVE	5,890.00	5,922.60	32.60	20,350.00	14,460.00
LEGAL COUNSEL					
District Counsel	110.00	780.00	670.00	360.00	250.00
TOTAL LEGAL COUNSEL	110.00	780.00	670.00	360.00	250.00
OTHER PHYSICAL ENVIRONMENT					
General Liability	0.00	0.00	0.00	3,025.00	3,025.00
Property & Casualty Insurance	0.00	2,400.00	2,400.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	0.00	2,400.00	2,400.00	3,025.00	3,025.00
TOTAL EXPENDITURES	\$6,000.00	\$9,102.60	\$3,102.60	\$23,735.00	\$17,735.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

SOUTHBAY

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Website Administration

This is for maintenance and administration of the District's official website.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

SOUTHBAY

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Parcel ID	Acreage	Acreage in total, %	O&M Per Unit ⁽¹⁾	FY 2020 Total Assessment	FY 2019 Total Assessment	Total Increase / (Decrease) in Annual Assmt
605300003	162.92	26.8%	\$6,837.16	\$6,837.16	\$1,688.41	\$5,148.75
605400001	79.80	13.1%	\$3,348.89	\$3,348.89	\$827.00	\$2,521.90
605500059	53.33	8.8%	\$2,238.05	\$2,238.05	\$552.68	\$1,685.37
605700059	16.37	2.7%	\$686.98	\$686.98	\$169.65	\$517.34
609700079	110.85	18.2%	\$4,651.94	\$4,651.94	\$1,148.78	\$3,503.16
609701009	184.88	30.4%	\$7,758.48	\$7,758.48	\$1,915.93	\$5,842.55
Total	608.15	100%				

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection fees and statutory discounts for early payment.

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Bay Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budgets (“**Adopted Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to directly collect the special assessments as identified in the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Direct Bill Assessments.** The operations and maintenance special assessments, and previously levied debt service special assessments, will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event

an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 27th day of August, 2019.

ATTEST:

**SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

RESOLUTION 2019-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, 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 Manatee County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2020 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2020 annual public meeting schedule to Manatee County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2019

ATTEST:

**SOUTH BAY
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020**

May	26, 2020	2:00 p.m.
August	25, 2020	2:00 p.m.

All meetings will convene at the Palmetto Library, located at 923 6th St. West, Palmetto, FL 34221.



August 8, 2019

VIA EMAIL ONLY (debby.nussel@merituscorp.com)

South Bay Community Development District

Re: Legal Services Agreement

Dear Board of Directors:

Thank you for your interest in having Appleton Reiss, PLLC (“AR” or “we” or “Firm”) represent South Bay Community Development District (the “Client” or “you”) in connection with general corporate matters and other issues that you may refer to us in writing from time to time. We are delighted that you selected AR, and we look forward to a mutually beneficial relationship.

This agreement sets forth the scope, terms and conditions of AR’s engagement as counsel. Although we do not wish to be overly formal in our relationship with you, we have found it a helpful practice to confirm with our clients the terms of our representation.

Limited Scope of Engagement

AR has been retained by the Client with respect to the matter or matters described above. Any new or expanded engagement beyond such matter or matters will require our prior written agreement. AR is entering into this attorney-client relationship only with the Client named above. Any representation of a person or entity other than the Client will require our prior written agreement. Nothing in this agreement and nothing in our statements to you should be construed as a promise or guarantee about possible results relating to our representation of the Client. Indeed, although we may offer opinions about possible results, we can neither predict nor guarantee any outcome, and we make no such prediction or guarantee.

Contact Person, Staffing, and Communications

You have designated the Client’s President as the primary contact from whom we will take direction and to whom we will report in connection with this engagement. I will be the Partner generally responsible for the Firm’s representation of the Client, including matters relating to billing and staffing, and I will have primary day-to-day responsibility for the Client’s matters. I will be assisted by such other attorneys and personnel as I deem appropriate from time to time, in order to provide the highest quality service in a cost-effective manner.

The legal privilege for attorney-client communications exists to encourage candid and complete communication between attorneys and their clients. We can truly perform beneficial services for a client only if we are aware of all information that might be relevant to our representation. Consequently, we trust that our attorney-client relationship with you will be based on mutual confidence and unrestrained communication that will facilitate our representation of you. In that regard, for as long as we represent you, we agree to inform you of the status of any matters in which we represent you, to respond to your inquiries, and to include you in any important strategies or decisions relating to such representation. Likewise, you agree to keep AR informed about any events that might affect our ability to perform the services required of us by this agreement and to cooperate with us and comply with all reasonable requests related to our provision of services.

Fees and Expenses

Our fees are generally determined by the time devoted by each attorney or legal assistant involved in the engagement and the hourly billing rates assigned to each such person. Currently, the rates for attorneys at AR range from \$225.00 per hour to \$375.00 per hour. The rates for our paralegals are \$135.00 to \$150.00 per hour. Our hourly rates are revised periodically, and we reserve the right to revise them from time to time during the course of this engagement. In situations involving extraordinary risks, efforts or results, we may request that the Client give consideration to a supplemental fee over and above our hourly rates. Unless we specifically agree in writing, any fee estimate that we may provide is not a commitment to perform the services within a fixed time or for a fixed fee.

In addition to our fees, we expect our clients to defray certain costs incurred during our representation of them. These costs generally are advanced or incurred as a result of long distance telephone calls, postage, photocopying, travel, computer research services, messenger services, and fees charged by governmental entities for filing, recording, certification and registration. We may request an advance cost deposit if we anticipate that we will be required to incur substantial costs on your behalf. We also may forward to you, for direct payment by you, certain expenses or charges such as fees of experts, court reporters, corporate filing fees, etc., received by us from third party vendors of services or goods for the benefit of the Client. The Client will be responsible for making such direct payments in a timely fashion.

We may bill bi-monthly or monthly throughout an engagement for a particular matter, and our invoices to the Client are due when rendered. If our invoices to the Client are not paid when due, we reserve the right to discontinue services until the account is brought current. We are entitled to attorneys' fees and costs if collection activities are necessary to recover amounts due from the Client. We may require a retainer at any time, which we will apply to any unpaid fees or costs or as we may otherwise agree with the Client. Any unused portion of a retainer is fully refundable when our representation is completed or terminated.

Notwithstanding the foregoing, to the extent that we take action to you to collect unpaid assessments, fines or debts due to the Client, we will defer billing of legal fees incurred by the Client until such time as the collection of the assessments is resolved with the party indebted to the Association, or until such time as a judgment is entered against the party who is indebted to the Association. The foregoing deferred billing arrangement shall not apply to counterclaims raised by debtors, the defense of mortgage foreclosure actions, appeals or administrative hearings of any kind.

Advance Waiver of Potential Conflicts of Interest

AR represents, and in the future will represent, many other clients. Some may be direct competitors of the Client or otherwise may have business interests that are contrary to the Client's interests. It is also possible that, during the time we are representing you, an existing or future client may seek to engage us in connection with an actual or potential transaction or pending or potential litigation or other dispute resolution proceeding in which such client's interests are or potentially may become adverse to the Client's interests. AR cannot enter into this engagement if it could interfere with our ability to represent existing or future clients that have interests adverse to the Client. We therefore ask you to confirm that AR may continue to represent or may undertake in the future to represent any existing or future client in any matter (including transactions, litigation or other dispute resolutions), even if the interests of that client in that other matter are directly adverse to AR's representation of the Client, as long as that other matter is not substantially related to this or our other engagements on behalf of the Client. Specifically, we request that the Client agree that (a) no engagement that we have undertaken or may undertake on behalf of the Client will be asserted by the Client either as a conflict of interest with respect to, or as a basis to preclude, challenge or otherwise disqualify AR from, any current or future representation of any client in any matter,

including without limitation any representations in negotiations, transactions, counseling or litigation adverse to the Client, as long as that other matter is not substantially related to any of our engagements on behalf of the Client, (b) the Client has been advised by AR, and has had the opportunity to consult with other counsel, with respect to the terms and conditions of these provisions and the Client's prospective waiver, (c) the Client's consent to these provisions is both voluntary and fully informed, and (d) the Client intends for its consent to be effective and fully enforceable, and to be relied upon by AR.

Termination and Retention of Documents

Our engagement is terminable at will by either AR or the Client, subject to payment of all fees for services performed and costs advanced or incurred through the date of termination. Unless previously terminated, our representation of the Client will terminate upon our sending you our final statement for services rendered. Upon termination, our files pertaining to the engagement will be retained by AR in accordance with our document retention policy, as amended from time to time. Subject to our obligations under applicable law, we reserve the right to destroy or otherwise dispose of any documents or other materials retained by us after the termination of the engagement.

If this agreement accurately reflects the scope, terms and conditions of your engagement with AR, please sign the agreement and return the original countersigned agreement to me. Thank you for providing us the opportunity to work with you, and please do not hesitate to call me if you have any questions concerning any aspect of this agreement.

Very truly yours,

APPLETON REISS, PLLC



Michelle T. Reiss, Esquire
For the Firm

The undersigned accepts and agrees to the terms of this Legal Services Agreement on behalf of Client.

South Bay Community Development District

Signature: _____

Print Name: _____

Position: _____

Date: _____

SOUTHBAY COMMUNITY DEVELOPMENT DISTRICT

May 28, 2019 Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for SouthBay Community Development District was held on **Tuesday, May 28, 2019 at 2:00 pm** at the Palmetto Library located at 923 6th St. West, Palmetto, Florida 34221.

1. CALL TO ORDER/ROLL CALL

Eric Davidson called the Regular Meeting of the Board of Supervisors of the SouthBay Community Development District to order on **Tuesday, May 28, 2019 at 2:08 pm**.

Board Members Present and Constituting a Quorum:

Curt Wilkinson	Chairman
Suzanne Lupia	Vice Chairman
Eric Davidson	Supervisor

There were no members of the general public present.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2019-01; Canvassing and Certifying the Results of the Landowners Election

The Board reviewed the resolution. Eric Davidson received 425 votes and will fill Seat 1 for a four-year term; Matthew Bray received 425 votes and will fill Seat 2 for a four-year term.

MOTION TO:	Approve Resolution 2019-01.
MADE BY:	Supervisor Lupia
SECONDED BY:	Supervisor Wilkinson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Resolution 2019-02; Designating Officers

The Board reviewed the resolution and discussed the officer positions. Supervisor Wilkinson will continue as Chair, and Supervisor Lupia will continue as Vice Chair. Brian Lamb will continue as Secretary, Eric Davidson will continue as Treasurer, and Supervisor Bray and Debby Nussel will be Assistant Secretaries.

MOTION TO:	Approve Resolution 2019-02 as stated.
MADE BY:	Supervisor Lupia
SECONDED BY:	Supervisor Wilkinson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. Consideration of Resolution 2019-03; Approving Fiscal Year 2020 Proposed Budget & Setting Public Hearing

The Board reviewed the resolution and budget line items. The public hearing is scheduled for August 27, 2019 at 1:30 p.m. at the same location. The Board discussed the ADA compliance charges for the website. Supervisor Wilkinson asked about the tax roll. Supervisor Davidson will follow up. Supervisor Wilkinson asked about management fees. Supervisor Davidson will check on the fees and get back to him.

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Lupia
SECONDED BY:	Supervisor Wilkinson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

D. Annual Disclosure of Qualified Electors

Supervisor Davidson announced that SouthBay CDD had 0 qualified electors as of April 15, 2019.

5. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Public Hearing and Regular Meeting Minutes September 5, 2018**
- B. Consideration of the Landowners Election Meeting Minutes November 14, 2018**
- C. Consideration of Operations and Maintenance Expenditures August 2018**
- D. Consideration of Operations and Maintenance Expenditures September 2018**
- E. Consideration of Operations and Maintenance Expenditures October 2018**

- F. Consideration of Operations and Maintenance Expenditures November 2018**
- G. Consideration of Operations and Maintenance Expenditures December 2018**
- H. Consideration of Operations and Maintenance Expenditures January 2019**
- I. Consideration of Operations and Maintenance Expenditures February 2019**
- J. Consideration of Operations and Maintenance Expenditures March 2019**
- K. Consideration of Operations and Maintenance Expenditures April 2019**
- L. Review of Financial Statements Month Ending April 30, 2019**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Wilkinson
SECONDED BY:	Supervisor Lupia
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

6. STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

7. SUPERVISORS REQUESTS

There were no supervisor requests.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

9. ADJOURNMENT

MOTION TO:	Adjourn at 2:19 p.m.
MADE BY:	Supervisor Lupia
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**The entire meeting is available on CD upon request.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

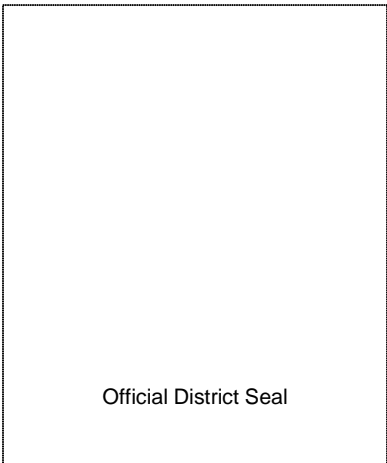
Signature

Printed Name

Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator

Signature

Date

Southbay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9078	\$ 388.74		Management Services - May
Monthly Contract Sub-Total		\$ 388.74		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 388.74		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070


INVOICE

Invoice Number: 9078
 Invoice Date: May 1, 2019
 Page: 1

Bill To:
Southbay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Southbay		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		347.08
		Website Maintenance		41.66
				

Subtotal	388.74
Sales Tax	
Total Invoice Amount	388.74
Payment/Credit Applied	
TOTAL	388.74

**Southbay Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9132	\$ 388.74		Management Services - June
Monthly Contract Sub-Total		\$ 388.74		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 388.74		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9132
 Invoice Date: Jun 1, 2019
 Page: 1

Bill To:
Southbay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Southbay		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		6/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		347.08
		Website Maintenance		41.66
<i>DM</i>				

Subtotal	388.74
Sales Tax	
Total Invoice Amount	388.74
Payment/Credit Applied	
TOTAL	388.74

Southbay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9179	\$ 388.74		Management Services - July
Monthly Contract Sub-Total		\$ 388.74		
Variable Contract				
Straley Robin Vericker	17169	\$ 50.00		Professional Services - thru 06/15/2019
Variable Contract Sub-Total		\$ 50.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 438.74		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9179
Invoice Date: Jul 1, 2019
Page: 1

Bill To:
Southbay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Southbay		Net Due	
Shipping Method		Ship Date	Due Date
Best Way			7/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		347.08
		Website Maintenance		41.66
		<i>M</i>		

Subtotal	388.74
Sales Tax	
Total Invoice Amount	388.74
Payment/Credit Applied	
TOTAL	388.74

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

South Bay Community Development District
c/o MERITUS DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

June 27, 2019

Client: 001333

Matter: 000001

Invoice #: 17169

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
6/6/2019	KMS	FINALIZE NEWSPAPER PUBLICATIONS FOR 2019-2020 BUDGET; EMAIL TO B. CRUTCHFIELD.	0.2	
		Total Professional Services	0.2	\$50.00

PERSON RECAP

Person		Hours	Amount
KMS	Kristen M. Schalter	0.2	\$50.00

June 27, 2019

Client: 001333

Matter: 000001

Invoice #: 17169

Page: 2

Total Services	\$50.00	
Total Disbursements	\$0.00	
Total Current Charges		\$50.00

PAY THIS AMOUNT

\$50.00

51400
3107
BN

Please Include Invoice Number on all Correspondence

SouthBay Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Southbay Community Development District

Balance Sheet
As of 7/31/2019
(In Whole Numbers)

	General Fund	Capital Projects Fund	General Fixed Assets Account Group	Total
Assets				
Cash-Operating Account	56	0	0	56
Due from Developer	0	0	0	0
Due From General Fund	0	0	0	0
Prepaid Insurance-Gen Liab	0	0	0	0
Prepaid Insurance-Professional Liability	0	0	0	0
Cost of Issuance	0	0	13,114	13,114
Construction Work In Progress	0	0	1,558,011	1,558,011
Other	0	0	0	0
Total Assets	56	0	1,571,126	1,571,182
Liabilities				
Accounts Payable	16,886	0	0	16,886
Accounts Payable - Other	266	0	0	266
Due To General Fund	0	13,114	0	13,114
Accrued Expenses Payable	0	0	0	0
Due to Developer	0	0	0	0
Other	0	0	0	0
Total Liabilities	17,152	13,114	0	30,267
Fund Equity & Other Credits				
Contributed Capital				
Fund Balance-All Other Reserves	0	(13,114)	0	(13,114)
Fund Balance-Unreserved	(11,023)	0	0	(11,023)
Investment In General Fixed Assets	0	0	1,571,126	1,571,126
Other	(6,074)	0	0	(6,074)
Total Fund Equity & Other Credits	(17,096)	(13,114)	1,571,126	1,540,915
Total Liabilities & Fund Equity	56	0	1,571,126	1,571,182

Southbay Community Development District
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	6,000	0	(6,000)	(100)%
Total Revenues	6,000	0	(6,000)	(100)%
Expenditures				
Financial & Administrative				
District Management & Accounting Services	4,165	3,471	694	17 %
Postage, Phone, Faxes, Copies	0	1	(1)	0 %
Legal Advertising	0	266	(266)	0 %
Bank Fees	0	289	(289)	0 %
Dues, Licenses & Fees	225	225	0	0 %
Miscellaneous Administration Fees	1,000	0	1,000	100 %
Website Administration	500	417	83	17 %
Legal Counsel				
District Counsel	110	405	(295)	(268)%
Other Physical Environment				
Property & Casualty Insurance	0	1,000	(1,000)	0 %
Total Expenditures	6,000	6,074	(74)	(1)%
Excess of Revenues Over (Under) Expenditures	0	(6,074)	(6,074)	0 %
Exc of Rev./Other Sources Over Expend./Other Uses	0	(6,074)	(6,074)	0 %

**Southbay Community Development District
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	55.80
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	55.80
Balance Per Books	<u>55.80</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**Southbay Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR027	7/31/2019	July Bank Activity	<u>(24.99)</u>
Cleared Deposits				<u>(24.99)</u>
				<u><u>(24.99)</u></u>

SUNTRUST BANK
 PO BOX 305183
 NASHVILLE TN 37230-5183

Page 1 of 1
 66/E00/0175/0/42
 07/31/2019



Account Statement

SOUTHBAY COMMUNITY DEVELOPMENT DIS
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$80.79	Average Balance	\$70.31
Deposits/Credits	\$.00	Average Collected Balance	\$70.31
Checks	\$.00	Number of Days in Statement Period	31
Withdrawals/Debits	\$24.99		
Ending Balance	\$55.80		

Overdraft Protection
 Account Number: _____ Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/19	24.99		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	80.79	80.79	07/19	55.80	55.80

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.