

**STATEMENT 1**  
**SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2022 PROPOSED BUDGET GENERAL FUND (O&M)**

	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ACTUAL</b>	<b>FY 2021 ADOPTED</b>	<b>FY 2021 OCT - MAR</b>	<b>FY 2022 PROPOSED</b>	<b>VARIANCE FY 2021 - 2022</b>
<b>I. REVENUE</b>							
GENERAL FUND REVENUES /(1)	\$ 71,211	\$ 125,528	\$ 86,873	\$ 310,497	\$ 2,904	\$ 356,749	\$ 46,252
INTEREST	3	11	11		4		-
<b>TOTAL REVENUE</b>	<b>71,214</b>	<b>125,539</b>	<b>86,883</b>	<b>310,497</b>	<b>2,908</b>	<b>356,749</b>	<b>46,252</b>
<b>II. EXPENDITURES</b>							
<b>GENERAL ADMINISTRATIVE</b>							
SUPERVISORS COMPENSATION	3,879	1,955	2,992	3,600	-	3,600	-
PAYROLL TAXES	643	158	238	275	-	275	-
PAYROLL PROCESSING	259	-	196	349	-	349	-
MANAGEMENT CONSULTING SERVICES	15,242	21,000	9,158	21,000	-	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	26,226	36,000	15,000	36,000	-	36,000	-
ADMINISTRATIVE SERVICES	-	3,500	-	3,500	-	3,500	-
BANK FEES	88	45	-	300	-	300	-
MISCELLANEOUS	-	537	-	500	-	500	-
AUDITING SERVICES	-	3,200	3,250	3,450	-	3,450	-
TRAVEL PER DIEM				-		-	-
INSURANCE	2,507	2,550	2,614	3,000	5,495	3,000	-
REGULATORY AND PERMIT FEES	150	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,590	8,420	3,262	3,000	1,005	3,000	-
ENGINEERING SERVICES	-	-	-	4,000	-	4,000	-
LEGAL SERVICES	11,456	2,401	3,083	7,000	1,199	7,000	-
PERFORMANCE & WARRANTY BOND PREMIUM				-		-	-
WEBSITE HOSTING	657	2,209	1,271	1,650	2,015	1,650	-
ADMINISTRATIVE CONTINGENCY				2,500	-	2,500	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>67,696</b>	<b>82,150</b>	<b>41,239</b>	<b>90,299</b>	<b>9,889</b>	<b>90,299</b>	<b>-</b>
<b>DEBT ADMINISTRATION:</b>							
DISSEMINATION AGENT	-	-		5,000	-	5,000	-
TRUSTEE FEES	-	-		4,000	-	4,000	-
ARBITRAGE	-	-		750	-	750	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,750</b>	<b>-</b>	<b>9,750</b>	<b>-</b>

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<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>							
SECURITY						-	-
COMPREHENSIVE FIELD SERVICES	-	-		6,948	1,737	15,000	8,052
AMENITY MANAGEMENT SERVICES	-	-		-	-	5,000	5,000
<b>STREETPOLE LIGHTING</b>	-	-		30,000	-	30,000	-
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-		2,500	-	2,500	-
WATER	-	-		2,500	-	2,500	-
LANDSCAPING MAINTENANCE	-	42,300		150,000	-	160,000	10,000
IRRIGATION MAINTENANCE	-	-		2,500	-	8,500	6,000
POND MAINTENANCE	-	-		3,000	-	6,000	3,000
GATE MAINTENANCE	-	-		5,000	-	5,000	-
CAMERAS						7,200	
GATE CLICKERS	-	-		3,000	-	10,000	7,000
HOLIDAY DECORATIONS/EVENTS	-	-	5,965	5,000	-	5,000	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	-	-	(348)	-		-	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	-	42,300	5,617	210,448	1,737	256,700	39,052
<b>TOTAL EXPENDITURES</b>	67,696	124,450	46,856	310,497	11,626	356,749	39,052
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	3,518	1,089	40,027	-	(8,718)	-	7,200
FUND BALANCE - BEGINNING	(1)	3,517	4,606	44,633	44,633	44,633	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,517</b>	<b>\$ 4,606</b>	<b>\$ 44,633</b>	<b>\$ 44,633</b>	<b>\$ 35,915</b>	<b>\$ 44,633</b>	<b>\$ 7,200</b>

**Footnote:**

(1) No O&M assessments will be charged to the Developer for non-platted lots. Developer is only to fund based on actual expenditures on an as needed basis only

**STATEMENT 2  
SOUTHSHORE BAY CDD  
FY 2022 GENERAL FUND BUDGET  
O&M ASSESSMENT ALLOCATION**

**A. ERU Assignment**

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Active Adult	1.00	461	461.00

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Production 22' (TH) (a)	0.45	644	289.80

**B. Expenditures (O&M Assessment)**

	Total	(Production)	(Active Adult)
<b>Total Expenditures (net)</b>	\$ 356,749	\$ 192,560	\$ 164,190
County collection charges & early pmt. Disc.	22,771.24	12,291.04	10,480.20
<b>Total O&amp;M Assessment, if all ON Roll (gross)</b>	<b>379,520.64</b>	<b>204,850.68</b>	<b>174,669.96</b>
Total ERUs in District	750.80	289.80	461.00
O&M Assessment per ERU (Gross)	<b>505.49</b>	<b>706.87</b>	<b>378.89</b>
O&M Assessment per ERU (Net)	\$ 475.16	\$ 664.46	\$ 356.16

**C. Assessment Allocation**

**Table 1 - Proposed FY 2022 Allocation of AR (as if all On-Roll)**

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 356	\$ 164,190	\$ 378.89	\$ 174,669.96
Production 22' (TH) (a)	0.45	\$ 299	\$ 192,560	\$ 318.09	\$ 204,850.68
<b>total</b>			<b>\$ 356,749</b>		<b>\$ 379,520.64</b>

**Footnote:**

(a) Townhome Lot Size is based off approx average frontage of 22' per unit in Blocks of Townhomes

(b) Lot Mix provided by the developer

(c) No O&M Assessments will be charged to the Developer for non-platted lots. Developer is only to fund based on actual expenditures on an as needed basis only.

Note: The O&M for 194 TH units in Production Lots Phase 5 may only be \$96.00 per unit for the initial FY if the builder enters into an agreement with the CDD wherein the builder and its assigns will maintain the CDD facilities within the phase.

**STATEMENT 3  
SOUTHSHORE BAY CDD  
FY 2022 CONTRACT SUMMARY**

FINCNIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICES)
<b>GENERAL ADMINISTRATIVE</b>				
SUPERVISORS COMPENSATION		3,600		Estimated 3 Supervisors to be in attendance for 6 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		275		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL PROCESSING		349		Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	DPFG	21,000		The District receives Management & Accounting services as part of the agreement; approximates \$1,750 monthly
CONSTRUCTION ACCOUNTING SERVICES		-		
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure; \$3,000 monthly
ADMINISTRATIVE SERVICES		3,500		The District receives administrative services as part of the agreement, approximates \$300 Monthly
BANK FEES	BANK UNITED	300		Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS		500		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES		3,450		State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
TRAVEL PER DIEM		-		Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE		3,000		Annual; for general liability, property and officer and director insurance
REGULATORY AND PERMIT FEES		175		The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity

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FINCNIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICES)
LEGAL ADVERTISEMENTS		3,000		The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation. Increased in anticipation of bond issuance
ENGINEERING SERVICES	STANTEC	4,000		Stantec Engineering , provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRAYLEY, ROBIN VERICKER	7,000		Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
PERFORMANCE & WARRANTY BOND PREMIUM		-		
WEBSITE HOSTING	CAMPUS SUITE	1,650		Website ADA compliance from Campus Suite for website platform. Also includes \$135 for additional mitigation remediation
ADMINISTRATIVE CONTINGENCY		2,500		As needed.
<b>DEBT ADMINISTRATION:</b>				
DISSEMINATION AGENT		5,000		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure
TRUSTEE FEES		4,000		Confirmed amount with Trustee to maintain the District's bond funds
ARBITRAGE		750		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>				
COMPREHENSIVE FIELD SERVICES	DPFG Field Services	15,000		Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGEMENT SERVICES		5,000		Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity

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FINCNIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICES)
STREETPOLE LIGHTING		30,000		Estimated
ELECTRICITY (IRRIGATION & POND PUMPS)		2,500		Electric utilities to maintain irrigation system & pond pumps.
WATER		2,500		Reclaimed and potable
LANDSCAPING MAINTENANCE		160,000		Estimated for built out areas
IRRIGATION MAINTENANCE		8,500		As needed repairs and maintenance
POND MAINTENANCE		6,000		Waterway management and maintenance for sites
GATE MAINTENANCE & MONITORING		5,000		Cell service & Contact One (\$200/mo) and repairs
GATE CLICKERS		10,000		
CAMERAS		7,200		
HOLIDAY DECORATIONS/EVENTS		5,000		Holiday decorations
CONTINGENCY FOR PHYSICAL ENVIRONMENT		-		Estimated as needed