

PALM BAY

COMMUNITY DEVELOPMENT DISTRICT

July 8, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Palm Bay Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-Free (877) 276-0889

July 1, 2021

Board of Supervisors
Palm Bay Community Development District

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Palm Bay Community Development District will hold a Regular Meeting on July 8, 2021, at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items
3. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2020, Prepared by Grau & Associates
4. Consideration of Resolution 2021-04, Hereby Accepting the Audited Financial Report for Fiscal Year Ended September 30, 2020
5. Consideration of Resolution 2021-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
6. Acceptance of Resignation of Supervisor Anthony Richards, Seat 4 (*Term Expires November 2024*)
7. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4
8. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests

- II. Form 1X: Amendment to Form 1, Statement of Financial Interests
- III. Form 1F: Final Statement of Financial Interests
- D. Form 8B – Memorandum of Voting Conflict
- 9. Consideration of Resolution 2021-06, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Palm Bay Community Development District, and Providing for an Effective Date
- 10. Update: Marina Survey and Legal Notices for Marina Homeowners
- 11. Update: Boat Club Dock
- 12. Discussion: Fiscal Year 2022 Budget and Setting Assessment Amounts
- 13. Update: Beach Planning Topics: Design, Lighting, Electric, Envera
- 14. Acceptance of Unaudited Financial Statements as of May 31, 2021
- 15. Approval of April 8, 2021 Regular Meeting Minutes
- 16. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *Landmark Engineering & Surveying Corp.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. 180 Registered Voters in District as of April 15, 2021
 - II. NEXT MEETING DATE: September 9, 2021 at 9:00 a.m.


○ QUORUM CHECK

ROB BERGMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SPIROS MARGETIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
JOE ASCHENBRENNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
WIN WILLIAMSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 17. Public Comments: Non-Agenda Items
- 18. Supervisors’ Requests
- 19. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

3

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Statement of Net Position – Proprietary Fund	13
Statement of Revenues, Expenses and Changes in Net Position – Proprietary Fund	14
Statement of Cash Flows – Proprietary Fund	15
Notes to the Financial Statements	16-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	23
Notes to Required Supplementary Information	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Palm Bay Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Palm Bay Community Development District, Hillsborough County, Florida (the "District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 7, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*De
Brew & Associates*

June 7, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Palm Bay Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2020 resulting in a net position balance of \$1,191,257
- The change in the District's total net position in comparison with the prior fiscal year was \$(70,871), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$60,735 a decrease of \$(66,930) in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items and the remainder is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government and maintenance and operations. The business-type activities of the District include a water and sewer operation.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one individual governmental fund. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund which is a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Proprietary Fund

The District maintains one type of proprietary fund, an enterprise fund. An enterprise fund is used to report the same function presented as business-type activities in the government-wide financial statements. The District uses an enterprise fund to account for the operations of the water and sewer utilities within the District.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION					
	SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	\$ 90,882	\$ 131,509	\$ 123,012	\$ 141,910	\$ 213,894	\$ 273,419
Capital assets, net of depreciation	1,028,399	1,008,757	-	21,594	1,028,399	1,030,351
Total assets	1,119,281	1,140,266	123,012	163,504	1,242,293	1,303,770
Current liabilities	30,147	3,844	20,619	37,528	50,766	41,372
Total liabilities	30,147	3,844	20,619	37,528	50,766	41,372
Net position						
Investment in capital assets	1,028,399	1,008,757	-	21,594	1,028,399	1,030,351
Unrestricted	60,735	127,665	102,393	104,382	163,128	232,047
Total net position	\$ 1,089,134	\$ 1,136,422	\$ 102,393	\$ 125,976	\$ 1,191,527	\$ 1,262,398

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending.

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION					
	FOR THE FISCAL YEAR END SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues						
Charges for services	\$ 152,995	\$ 180,461	\$ 134,998	\$ 124,944	\$ 287,993	\$ 305,405
General revenues						
Unrestricted investment earnings	62	133	44	56	106	189
Total revenues	153,057	180,594	135,042	125,000	288,099	305,594
Expenses:						
General government	52,051	46,431	-	-	52,051	46,431
Maintenance and operations	148,294	134,613	-	-	148,294	134,613
Water and sewer	-	-	158,625	153,429	158,625	153,429
Total expenses	200,345	181,044	158,625	153,429	358,970	334,473
Change in net position	(47,288)	(450)	(23,583)	(28,429)	(70,871)	(28,879)
Net position - beginning	1,136,422	1,136,872	125,976	154,405	1,262,398	1,291,277
Net position - ending	\$ 1,089,134	\$ 1,136,422	\$ 102,393	\$ 125,976	\$ 1,191,527	\$ 1,262,398

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$200,345. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments.

Business-type activities

Business-type activities reflect the operations of the water and sewer facilities within the District. The cost of operations is covered primarily by charges to customers. In addition, program revenues also include an assessment levy on customers for the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2020 exceeded appropriations by \$70,061. The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$1,421,849 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$393,450 has been taken, which resulted in a net book value of \$1,028,399. The District's business-type activities reported no net capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2020, the District had no outstanding debt for its governmental or business type activities.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general and enterprise operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Palm Bay Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 88,998	\$ 110,467	\$ 199,465
Assessments receivable	1,204	177	1,381
Accounts receivable	250	6,985	7,235
Due from other funds	-	2,542	2,542
Prepaid and deposit items	430	2,841	3,271
Capital assets:			
Nondepreciable	761,831	-	761,831
Depreciable, net	266,568	-	266,568
Total assets	<u>1,119,281</u>	<u>123,012</u>	<u>1,242,293</u>
LIABILITIES			
Accounts payable	24,905	13,509	38,414
Deposits payable	2,700	7,110	9,810
Due to other funds	2,542	-	2,542
Total liabilities	<u>30,147</u>	<u>20,619</u>	<u>50,766</u>
NET POSITION			
Investment in capital assets	1,028,399	-	1,028,399
Unrestricted	60,735	102,393	163,128
Total net position	<u>\$ 1,089,134</u>	<u>\$ 102,393</u>	<u>\$ 1,191,527</u>

See notes to the financial statements

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

<u>Functions/Programs</u>	Program Revenues		Net (Expense) Revenue and Changes in Net Position		Total
	Expenses	Charges for Services	Governmental Activities	Business-type Activities	
Primary government:					
Governmental activities:					
General government	\$ 52,051	\$ 52,051	\$ -	\$ -	\$ -
Maintenance and operations	148,294	100,944	(47,350)	-	(47,350)
Total governmental activities	200,345	152,995	(47,350)	-	(47,350)
Business-type activities:					
Water and sewer utilities	158,625	134,998	-	(23,627)	(23,627)
Total business-type activities	158,625	134,998	-	(23,627)	(23,627)
General revenues:					
Interest and miscellaneous income			62	44	106
Total general revenues			62	44	106
Change in net position			(47,288)	(23,583)	(70,871)
Net position - beginning			1,136,422	125,976	1,262,398
Net position - ending			\$ 1,089,134	\$ 102,393	\$ 1,191,527

See notes to the financial statements

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Fund General	Total Governmental Funds	
ASSETS			
Cash and cash equivalents	\$ 88,998	\$ 88,998	
Assessments receivable	1,204	1,204	
Accounts receivable	250	250	
Prepaid and deposit items	430	430	
Total assets	\$ 90,882	\$ 90,882	
LIABILITIES			
Accounts payable	\$ 24,905	\$ 24,905	
Deposits	2,700	2,700	
Due to other funds	2,542	2,542	
Total liabilities	30,147	30,147	
FUND BALANCES			
Nonspendable:			
Prepaid items	430	430	
Unassigned	60,305	60,305	
Total fund balances	60,735	60,735	
Total liabilities and fund balances	\$ 90,882	\$ 90,882	

See notes to the financial statements

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET-GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Total fund balances - governmental funds \$ 60,735

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	1,421,849	
Accumulated depreciation	<u>(393,450)</u>	1,028,399
Net position of governmental activities		<u>\$ 1,089,134</u>

See notes to the financial statements

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Fund General	Total Governmental Funds
REVENUES		
Assessments	\$ 152,995	\$ 152,995
Interest and miscellaneous income	62	62
Total revenues	153,057	153,057
EXPENDITURES		
Current:		
General government	52,051	52,051
Maintenance and operations	115,292	115,292
Capital outlay	52,644	52,644
Total expenditures	219,987	219,987
Excess (deficiency) of revenues over (under) expenditures	(66,930)	(66,930)
Fund balances - beginning	127,665	127,665
Fund balances - ending	\$ 60,735	\$ 60,735

See notes to the financial statements

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ (66,930)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	52,644
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>(33,002)</u>
Change in net position of governmental activities	<u><u>\$ (47,288)</u></u>

See notes to the financial statements

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION - PROPRIETARY FUND
SEPTEMBER 30, 2020**

	Water and Sewer Utility
ASSETS	
Current assets:	
Cash and equivalents	\$ 110,467
Accounts receivable	6,985
Assessments receivable	177
Prepaid Expenses	2,841
Due from other funds	2,542
Total current assets	123,012
Noncurrent assets:	
Capital assets:	
Infrastructure	171,770
Less accumulated depreciation	(171,770)
Total capital assets, net of depreciation	-
Total assets	123,012
LIABILITIES	
Current liabilities:	
Accounts payable	13,509
Deposits payable	7,110
Total current liabilities	20,619
Total liabilities	20,619
NET POSITION	
Unrestricted	102,393
Total net position	\$ 102,393

See notes to the financial statements

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Water and Sewer Utility
Operating revenues:	
Charges for services:	
Water and sewer services	\$ 112,255
Assessments	22,478
Other	265
Total operating revenues	134,998
 Operating expenses:	
Water and sewer	117,481
Maintenance costs	38,659
Other current charges	2,039
Miscellaneous	446
Total operating expenses	158,625
 Operating income (loss)	(23,627)
 Nonoperating revenues (expenses):	
Interest income	44
Total nonoperating revenues (expenses)	44
 Change in net position	(23,583)
 Total net position - beginning	125,976
 Total net position - ending	\$ 102,393

See notes to the financial statements

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Water and Sewer Utility
CASH FLOW FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 138,129
Payments for goods and services	(178,375)
Net cash provided (used) by operating activities	(40,246)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Due from other funds	(2,542)
Net cash provided (used) by non-capital financing activities	(2,542)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of capital assets	21,594
Net cash provided (used) by capital and related financing activities	21,594
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest income	44
Net cash provided (used) by investing activities	44
Net increase (decrease) in cash and cash equivalents	(21,150)
Cash and cash equivalents - October 1	131,617
Cash and cash equivalents - September 30	\$ 110,467
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ (23,627)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
(Increase)/Decrease in:	
Accounts receivable	3,179
Assessemnts receivable	(48)
Prepaid items and deposits	(2,841)
Increase/(Decrease) in:	
Accounts payable	(16,729)
Deposits payable	(180)
Total adjustments	(16,619)
Net cash provided (used) by operating activities	\$ (40,246)

See notes to the financial statements

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Palm Bay Community Development District ("District") was created on November 23, 1993 by Ordinance 93-25 of Hillsborough County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (operating-type special assessments for maintenance and debt service are treated as charges for services) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

The District reports the following enterprise fund:

Water and Sewer Fund

The water and sewer fund is used to account for operations that are to be financed and operated in a manner similar to private business enterprises. The costs of providing services to customers are to be recorded primarily through user charges.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Boat Slip Deposits Refundable

Residents can lease boat slips for 10 years and pay a one-time fee of \$10,000. The deposits are recorded as a liability in both government-wide and fund financial statements when received and the deposits are subject to refund for each lease termination. At September 30, 2020, the District has deposits on boat slip of \$2,700.

Receivables

Accounts receivable are shown net of an allowance for uncollectible amounts. These receivables will be recognized as revenue as they are collected. Water and sewer utility accounts receivable in excess of 120 days comprise the allowance.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government and business type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Machinery and equipment	10
Buildings and Infrastructure	20-30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 761,831	\$ -	\$ -	\$ 761,831
Total capital assets, not being depreciated	761,831	-	-	761,831
Capital assets, being depreciated				
Improvements other than buildings	584,917	52,644	-	637,561
Machinery and equipment	22,457	-	-	22,457
Total capital assets, being depreciated	607,374	52,644	-	660,018
Less accumulated depreciation for:				
Improvements other than buildings	352,057	30,323	-	382,380
Machinery and equipment	8,391	2,679	-	11,070
Total accumulated depreciation	360,448	33,002	-	393,450
Total capital assets, being depreciated, net	246,926	19,642	-	266,568
Governmental activities capital assets, net	\$ 1,008,757	\$ 19,642	\$ -	\$ 1,028,399
<u>Business type activities</u>				
Capital assets, being depreciated				
Infrastructure	\$ 193,364	\$ -	\$ (21,594)	\$ 171,770
Total capital assets, being depreciated	193,364	-	(21,594)	171,770
Less accumulated depreciation for:				
Infrastructure	171,770	-	-	171,770
Total accumulated depreciation	171,770	-	-	171,770
Total capital assets, being depreciated, net	21,594	-	(21,594)	-
Business type activities capital assets, net	\$ 21,594	\$ -	\$ (21,594)	\$ -

For governmental activities, depreciation was charged to the maintenance and operations function.

NOTE 6 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs

NOTE 7 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

NOTE 8 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2020 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ -	2,542
Water and Sewer	2,542	-
Total	<u>\$ 2,542</u>	<u>\$ 2,542</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the Water and Sewer fund.

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted	Actual	Variance with Final Budget - Positive (Negative)
	Original & Final	Amounts	
REVENUES			
Assessments	\$ 151,057	\$ 152,995	\$ 1,938
Interest and miscellaneous income	250	62	(188)
Total revenues	151,307	153,057	1,750
EXPENDITURES			
Current:			
General government	44,669	52,051	(7,382)
Maintenance and operations	105,257	115,292	(10,035)
Capital outlay	-	52,644	(52,644)
Total expenditures	149,926	219,987	(70,061)
Excess (deficiency) of revenues over (under) expenditures	1,381	(66,930)	(68,311)
OTHER FINANCING SOURCES (USES)			
Carry forward	(1,381)	-	1,381
Total other financing sources (uses)	(1,381)	-	1,381
Net change in fund balance	\$ -	(66,930)	\$ (66,930)
Fund balance - beginning		127,665	
Fund balance - ending		\$ 60,735	

See notes to required supplementary information

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2020 exceeded appropriations by \$(70,061). The over expenditures were funded by available fund balance.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Palm Bay Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Palm Bay Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 7, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated June 7, 2021.

The District's response to the findings identified in our audit is described in the accompanying Management Letter. We did not audit the District's response and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bauer & Associates

June 7, 2021



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Palm Bay Community Development District
Hillsborough County, Florida

We have examined Palm Bay Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Palm Bay Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 7, 2021



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Palm Bay Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Palm Bay Community Development District, Hillsborough County, Florida (the "District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 7, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 7, 2021 should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following.

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Palm Bay Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Palm Bay Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 7, 2021

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2020-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2020.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Management will review current year spending to ensure that expenditures do not exceed appropriations.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BAY
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2020;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE PALM BAY COMMUNITY DEVELOPMENT
DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2020, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2020, for the period ending September 30, 2020; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 8th day of July, 2021.

**PALM BAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2021-05

A RESOLUTION OF THE PALM BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Palm Bay Community Development District ("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; 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 Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Hillsborough County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 8th day of July, 2021.

ATTEST:

PALM BAY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit "A"

PALM BAY COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>Courtyard by Marriott Tampa/Oldsma, 4014 Tampa Road, Oldsma, Florida 34677</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2021	Regular Meeting	9:00 AM
January 13, 2022	Regular Meeting	9:00 AM
April 14, 2022	Regular Meeting	9:00 AM
July 14, 2022	Public Hearing & Regular Meeting	9:00 AM

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

6

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Palm Bay Community Development District
Attn: Chesley E Adams, Jr., District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Anthony Richards
Printed Name

Date: May 25, 2021
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Palm Bay Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.



Signature

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2021-06

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE PALM BAY COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 8th day of July, 2021.

ATTEST:

PALM BAY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

12

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022
PREPARED MARCH 31, 2021**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number
General fund budget	1 - 2
Definitions of general fund expenditures	3 - 4
Enterprise fund budget	5
Projected assessments per unit	6

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted	Actual Through 2/28/2021	Projected Through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy - gross	\$ 157,306				\$ 157,305
Allowable discounts (4%)	(6,292)				(6,292)
Assessment levy - net	151,014	\$ 138,710	\$ 12,304	\$ 151,014	151,013
Interest & miscellaneous	250	5	245	250	250
Total revenues	151,264	138,715	12,549	151,264	151,263
EXPENDITURES					
Professional & administrative fees					
Supervisors	5,383	1,722	3,661	5,383	5,383
Management	18,536	7,723	10,813	18,536	18,536
Audit	7,200	-	7,200	7,200	7,200
Legal	2,000	745	1,255	2,000	2,000
Engineering	-	7,450	-	7,450	-
Postage	425	264	161	425	425
Meeting room	1,000	161	500	661	1,000
Insurance	6,650	6,894	-	6,894	7,584
Printing and binding	548	228	348	576	548
Legal advertising	1,500	2,688	300	2,988	2,000
Other current charges	800	249	551	800	800
Annual district filing fee	175	175	-	175	175
Website	705	705	-	705	705
ADA website compliance	205	-	205	205	205
Tax bills	1,500	625	-	625	675
Total professional & administrative fees	46,627	29,629	24,994	54,623	47,236
Parks and recreation services					
Boat lift repair and maintenance	6,000	10,505	2,000	12,505	6,000
Lake maintenance	2,500	820	1,680	2,500	2,500
Capital outlay	15,000	37,041	-	37,041	15,000
Total parks and recreation	23,500	48,366	3,680	52,046	23,500
Access Control/Entry					
Telephone - gate	3,000	1,354	1,646	3,000	3,000
Insurance - property and casualty	2,500	2,705	-	2,705	2,976
Repair and maintenance - gate	27,000	14,487	14,000	28,487	28,000
Landscape maintenance	15,000	4,468	8,000	12,468	14,000
Capital outlay	10,000	-	3,000	3,000	10,000
Contingency	750	-	750	750	750
Total access control	58,250	23,014	27,396	50,410	58,726
Roadway/signage/street lighting					
Electric utility service	13,000	5,675	7,325	13,000	13,000
Repairs and maintenance	3,000	13,194	500	13,694	3,000
Total roadway/signage/street lighting	16,000	18,869	7,825	26,694	16,000

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted	Actual Through 2/28/2021	Projected Through 9/30/2021		
Other fees & charges					
Property appraiser	2,360	-	2,360	2,360	2,360
Tax collector	3,146	2,774	372	3,146	3,146
Total other fees & charges	<u>5,506</u>	<u>2,774</u>	<u>2,732</u>	<u>5,506</u>	<u>5,506</u>
 Total expenditures and other charges	 <u>149,883</u>	 <u>122,652</u>	 <u>66,627</u>	 <u>189,279</u>	 <u>150,968</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 1,381	 16,063	 (54,078)	 (38,015)	 295
 OTHER FINANCING SOURCES/(USES)					
Transfer in	-	-	40,000	40,000	-
Total other financing sources	<u>-</u>	<u>-</u>	<u>40,000</u>	<u>40,000</u>	<u>-</u>
Net change in fund balances	<u>1,381</u>	<u>16,063</u>	<u>(14,078)</u>	<u>1,985</u>	<u>295</u>
 Fund balance - beginning (unaudited)	 83,480	 60,735	 76,798	 60,735	 62,720
Fund balance - ending (projected)	<u>\$ 84,861</u>	<u>\$ 76,798</u>	<u>\$ 62,720</u>	<u>\$ 62,720</u>	<u>\$ 63,015</u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 5,383
<p>Statutory set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates meeting five times.</p>	
Management	18,536
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financing's and finally operate and maintain the assets of the community.</p>	
Audit	7,200
<p>The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Florida Auditor General.</p>	
Legal	2,000
<p>Straley, Robin, Vericker provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.</p>	
Postage	425
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Meeting room	1,000
<p>The use of the room for board meetings.</p>	
Insurance	7,584
<p>The District carries public officials liability and general liability insurance. The limit of liability for this coverage is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.</p>	
Printing and binding	548
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	2,000
<p>The District advertises in the Tampa Tribune for monthly meetings, special meetings, public hearings, bidding, etc. Based on prior year's experience.</p>	
Other current charges	800
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Department of Economic Opportunity.</p>	
Website	705
ADA website compliance	205
Tax bills	675
Parks and recreation services	
<p>The following categories are considered to be incidental to the daily operations.</p>	
Boat lift repair and maintenance	6,000
<p>The District is responsible for the repair and maintenance of the boat lift.</p>	

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (Continued)

Lake maintenance	2,500
The District is responsible for the repair and maintenance of its water management facilities.	
Capital outlay	15,000
The District anticipates the repair/replacement of the beach park bulkhead and additional amenities during fiscal year 2021.	
Access Control/Entry	
Telephone - gate	3,000
For communication purposes at the gate, which includes monthly services with Spectrum and Frontier.	
Insurance - property and casualty	2,976
This item covers the property and casualty of the District's facilities, which is the catwalk at the marina (\$25,000), lift station (\$50,000), security gate (\$50,000), fountain (\$5,000), boat lift (\$125,000), entrance sign (\$4,000) for a total of \$259,000.	
Repair and maintenance - gate	28,000
The District is responsible for the repair and maintenance of the facilities. For fiscal year 2021 this also includes recurring monthly costs for Envera gate monitoring.	
Landscape maintenance	14,000
This District contracts with an outside company to maintain the landscaping of District land. The contract provides for equipment, labor and materials. Costs also include mulching, tree trimming, on-call services and blowing off streets (twice monthly).	
Capital outlay	10,000
For fiscal year 2021, this includes one time capital costs for updating the main entry landscaping etc.	
Contingency	750
The purpose of this account is to provide for unexpected expenditures that may be incurred during the upcoming fiscal year.	
Roadway/signage/street lighting	
The following categories are considered to be incidental to the daily operations.	
Electric utility service	13,000
Repairs and maintenance	3,000
Other Fees & Charges	
Property appraiser	2,360
The property appraiser's fee is 1.5% of the assessments.	
Tax collector	3,146
The tax collector's fee is 2% of the assessments.	
Total expenditures	<u><u>\$150,968</u></u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted	Actual Through 2/28/2021	Projected Through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
OPERATING REVENUES					
Assessment levy - gross	\$ 23,125				\$ 23,125
Allowable discounts (4%)	(925)				(925)
Assessment levy - net*	22,200	\$ 20,397	\$ 1,803	\$ 22,200	22,200
Charges for sales and services:					
Water and sewer	110,000	52,685	57,315	110,000	110,000
Interest	10	4	-	4	10
Total revenues	132,210	73,086	59,118	132,204	132,210
OPERATING EXPENDITURES					
Water and sewer - county	95,767	37,110	58,657	95,767	95,767
Maintenance costs*	20,000	12,170	7,830	20,000	20,000
Other current charges*	2,200	859	1,341	2,200	2,200
Total operating expenditures	117,967	50,139	67,828	117,967	117,967
Operating income	14,243	22,947	(8,710)	14,237	14,243
NONOPERATING REVENUES/(EXPENSES)					
Property appraiser	(333)	-	(333)	(333)	(333)
Tax collector	(444)	(408)	(36)	(444)	(444)
Capital contribution from GF	-	-	-	-	-
Total nonoperating revenues/(expenses)	(777)	(408)	(369)	(777)	(777)
Income before contributions and transfers	13,466	22,539	(9,079)	13,460	13,466
Transfers out	-	-	(40,000)	(40,000)	-
Change in net assets	13,466	22,539	(49,079)	(26,540)	13,466
Total net assets - beginning (unaudited)	171,450	103,950	126,489	103,950	77,410
Total net assets - ending (projected)	\$ 184,916	\$ 126,489	\$ 77,410	\$ 77,410	\$ 90,876

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS PER UNIT**

Assessment Summary					
Description	General Fund	Debt Service Fund	Enterprise Fund	Total assessment	Percent change over prior year
Fiscal year 2022	\$ 1,573.05	\$ -	\$ 231.25	\$ 1,804.30	0.00%
Fiscal year 2021	\$ 1,573.06	\$ -	\$ 231.25	\$ 1,804.31	

PALM BAY
COMMUNITY DEVELOPMENT DISTRICT

14

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2021**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2021**

	<u>Major Funds</u>	Total Governmental
ASSETS	General	Funds
Cash	\$ 66,077	\$ 66,077
Investments	496	496
Accounts receivable	250	250
Teco deposit	430	430
Total assets	<u>\$ 67,253</u>	<u>\$ 67,253</u>
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Lease deposit refundable	2,700	2,700
Due to other funds		
Enterprise	4,135	4,135
Total liabilities	<u>6,835</u>	<u>6,835</u>
 Fund Balances:		
Unassigned	60,418	60,418
Total fund balances	<u>60,418</u>	<u>60,418</u>
Total liabilities and fund balance	<u>\$ 67,253</u>	<u>\$ 67,253</u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ 6,434	\$ 150,232	\$ 151,014	99%
Interest & miscellaneous	1	8	250	3%
Total revenues	<u>6,435</u>	<u>150,240</u>	<u>151,264</u>	99%
EXPENDITURES				
Professional				
Supervisors	-	2,368	5,383	44%
Management	1,545	12,357	18,536	67%
Audit	-	1,000	7,200	14%
Legal	-	745	2,000	37%
Engineering fees	-	7,450	-	N/A
Postage	71	334	425	79%
Meeting room	-	321	1,000	32%
Insurance	-	6,894	6,650	104%
Printing and binding	46	365	548	67%
Legal advertising	-	2,688	1,500	179%
Other current charges	83	497	800	62%
Annual district filing fee	-	175	175	100%
Website	-	705	705	100%
ADA website compliance	-	-	205	0%
Tax bills	-	625	1,500	42%
Total professional	<u>1,745</u>	<u>36,524</u>	<u>46,627</u>	78%
Parks & recreation				
Boat lift repair and maintenance	274	13,144	6,000	219%
Lake maintenance	-	1,435	2,500	57%
Capital outlay	-	37,041	15,000	247%
Total parks & recreation	<u>274</u>	<u>51,620</u>	<u>23,500</u>	220%
Access control				
Telephone - gate	107	1,997	3,000	67%
Insurance - property & causality	-	2,705	2,500	108%
Repairs & maintenance - gate	2,399	22,304	27,000	83%
Landscape maintenance	1,059	8,839	15,000	59%
Contingency	-	-	750	0%
Capital outlay	-	-	10,000	0%
Total access control	<u>3,565</u>	<u>35,845</u>	<u>58,250</u>	62%
Roadway/signage/street lighting				
Electric utility service	1,458	9,920	13,000	76%
Repairs and maintenance	149	13,641	3,000	455%
Total roadway/signage/street lighting	<u>1,607</u>	<u>23,561</u>	<u>16,000</u>	147%

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	-	2,360	0%
Tax collector	129	3,007	3,146	96%
Total other fees & charges	<u>129</u>	<u>3,007</u>	<u>5,506</u>	55%
Total expenditures	<u>7,320</u>	<u>150,557</u>	<u>149,883</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(885)	(317)	1,381	
Fund balances - beginning	61,303	60,735	83,480	
Fund balances - ending	<u>\$ 60,418</u>	<u>\$ 60,418</u>	<u>\$ 84,861</u>	

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPRIETARY FUND
STATEMENT OF NET POSITION
MAY 31, 2021**

ASSETS	<u>Balance</u>
Current assets:	
Cash - SunTrust	\$ 103,241
Accounts receivable - (net of allowances for uncollectible)	17,296
Due from governmental funds	<u>4,135</u>
Total current assets	<u>124,672</u>
Noncurrent assets:	
Utility plant and improvements	171,770
Less accumulated depreciation	<u>(171,770)</u>
Total capital assets, net of accumulated depreciation	<u>-</u>
Total noncurrent assets	<u>-</u>
Total assets	<u>124,672</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	82
Customer deposits payable	<u>7,290</u>
Total liabilities	<u>7,372</u>
 NET POSITION	
Unrestricted	<u>117,300</u>
Total net position	<u>\$ 117,300</u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPRIETARY FUND
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
FOR THE PERIOD ENDED MAY 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
OPERATING REVENUES				
Assessment levy	\$ 946	\$ 22,092	\$ 22,200	100%
Charges for sales and services:				
Water & sewer	10,625	81,564	110,000	74%
Interest	1	7	10	70%
Total operating revenues	<u>11,572</u>	<u>103,663</u>	<u>132,210</u>	78%
OPERATING EXPENSES				
Water & sewer - county	9,951	66,000	95,767	69%
Maintenance costs	-	20,941	20,000	105%
Other current charges	172	1,373	2,200	62%
Total operating expenses	<u>10,123</u>	<u>88,314</u>	<u>117,967</u>	75%
Operating income	<u>1,449</u>	<u>15,349</u>	<u>14,243</u>	108%
NONOPERATING REVENUES/(EXPENSES)				
Property appraiser	-	-	(333)	0%
Tax collector	(19)	(442)	(444)	100%
Total nonoperating revenues/(expenses)	<u>(19)</u>	<u>(442)</u>	<u>(777)</u>	57%
Change in net position	1,430	14,907	13,466	
Total net position - beginning	115,870	102,393	171,450	
Total net position - ending	<u>\$ 117,300</u>	<u>\$ 117,300</u>	<u>\$ 184,916</u>	

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

15

DRAFT

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

The Board of Supervisors of the Palm Bay Community Development District held a Regular Meeting on April 8, 2021, at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677.

Present were:

Rob Bergman	Chair
Joe Aschenbrenner	Vice Chair
Win Williamson	Assistant Secretary
Speros Margetis	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Benjamin Whited (via telephone)	Resident
Jay Shari	Resident
Michael Raymondo	Resident
Randy McLaughlin (via telephone)	Resident
Jay Timberlake (via telephone)	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:04 a.m. Supervisors Bergman, Aschenbrenner, Williamson and Margetis were present in person. Supervisor Richards was not present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items

Resident Benjamin Whited followed up on his previous request to purchase the property next to his home. Mr. Adams discussed the following:

➤ Local governments must first determine the fair and reasonable market value of surplus real property, which requires an appraisal.

38 ➤ The appraiser must be IAI-certified and it would cost \$1,000 to \$2,000 for an appraisal
39 for the size of the property in question.

40 ➤ The property is a fragment to a larger tract and probably should have been a part of Mr.
41 Whited's property from the start but it was not.

42 ➤ The property became encompassed in the marina tract and is owned by the District.

43 ➤ The District could enter into a consent-to-use (CTU) agreement with Mr. Whited that
44 would allow him to utilize the property as his own but he would not own it. Language would be
45 included in the agreement that states that if, for some reason, the CDD needed to utilize the
46 property, it has the right to remove improvements on the property, such as a pool deck
47 extension or new landscaping and no liability would be attached to the removal.

48 ➤ The property has remained unused for 30 years and the likelihood that the CDD would
49 need to remove improvements is little to none but the cost of going through that, even though
50 no title ownership is transferred, is far less costly and accomplishes the same thing.

51 A Board Member stated the CDD would keep a 4' ramp section that was closest to the
52 ramp and keep the sidewalk and the wall. Asked if he would submit plans and remove trees
53 from the property, Mr. Whited replied affirmatively and stated he would give the CDD 3' to 3½'
54 to connect to the sidewalk before it reaches the ramp, leave plenty of turnaround space for
55 residents to pull their boats in and out and add the sidewalk for esthetics and use. He asked if
56 there were any utility lines buried underneath the property and stated he would have to decide
57 if it was best to accept the CTU agreement or purchase the property from the CDD. Mr.
58 Bergman stated there were no electrical boxes or utility lines under the property and the CTU
59 Agreement would be transferred if Mr. Whited ever sold the house. Asked who would pay for
60 the appraisal, Mr. Adams stated, although the appraisal would be ordered by the CDD, Mr.
61 Whited would have to agree to pay for the appraisal and it was unclear how much it would
62 cost.

63 Discussion ensued regarding Mr. Whited's plans for the property and the need for the
64 HOA's approval of the proposed improvements. Mr. Whited stated he was willing to pay for the
65 appraisal and other up-front costs and asked for more time to make a decision. Mr. Bergman
66 stated Mr. Whited could have more time but, before the appraisal is ordered, the CDD and the
67 HOA would need to review the plans to make sure that everything is acceptable. Mr. Whited

68 stated he would contact his contractors, submit the drawings, make a decision and
69 communicate with Mr. Bergman. Mr. Bergman asked if it was necessary to wait for the next
70 meeting to proceed. Mr. Adams stated no, the Board could ratify whatever action is taken
71 between meetings at the next meeting. Asked if the property that Mr. Whited is considering
72 purchasing is included in the most recent survey, Mr. Adams replied no; the order was to survey
73 along the seawall and inward only so a new survey must be ordered for Mr. Whited.

74

75 **THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-03,
Approving a Proposed Budget for Fiscal
Year 2021/2022 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

76
77
78
79
80
81
82
83

84 This item was presented following the Sixth Order of Business.

85

86 **FOURTH ORDER OF BUSINESS**

**Discussion/Consideration: Kayak Dock for
Beach Park**

87
88

89 Mr. Adams stated Mr. Richards previously emailed a \$9,257.22 proposal from EZ Docks.
90 He suggested deferring the purchase of the floating kayak launch until after October 1, 2021,
91 when Fiscal Year 2022 commences. Referencing the financials, Mr. Adams stated the District's
92 expenditures were at 82%, at five months into Fiscal Year 2021. For the Fiscal Year 2022
93 budget, he budgeted a projected transfer of \$40,000 of surplus funds out of the Enterprise
94 fund, which is the water-sewer fund, into the General Fund to offset some of the expenditures.
95 He recommended that the District pull back on its expenditures.

96 A Board Member reported receiving comments from several residents who are eager for
97 the kayak dock and asked if there is any way that the purchase could be budgeted. Discussion
98 ensued regarding the cost of the kayak dock, a 10% discount, available funds in the operations
99 account and agreeing on a not-to-exceed amount of approximately \$8,500. The Board
100 consensus was to proceed with the purchase of the kayak launch.

101

102 **FIFTH ORDER OF BUSINESS**103 **Update: Marina Survey and Legal Notices**
104 **for Marina Homeowners**

105 Mr. Adams stated, per the Board's authorization at the previous meeting, notices were
106 mailed to Marina homeowners, along with CTU agreements, and, unsurprisingly, no responses
107 were received. Mr. Bergman stated that a Zoom call was organized to communicate with
108 everyone and discuss the marina survey and the seawall that is currently on CDD property,
109 anywhere from 6" to 2' behind the seawall, where everyone's property lines were. It was
110 discovered that three easement agreements were found and reported to the County.

111 Resident Jay Shari stated that her property must be one of the three because it is
112 grandfathered and the easement agreements were solely for homeowners that built docks. She
113 and her husband have been owners since 1994 and they paid \$43,000 for marina access
114 whereas everyone else paid \$19,000 or less and owners of properties on the water are allowed
115 to install docks and boat ramps. She complained that some residents use the marina without
116 paying for access, which is why she put up a dock for access to the river. She stated that she
117 follows the guidelines in the blue book that was given to her after purchasing her property.

118 Resident Michael Raymondo stated that the blue book is the original document that
119 original homeowners received from the Developer, concerning CDD and the HOA, including the
120 Declaration of Restrictions and Protected Covenants and Easements for Palm Bay. He received
121 it at his closing, which is recorded with the County. A section in the book contains certain rules
122 and regulations. He read from Section 2, Item C: User Restrictions, as follows:

123 "No owner except those of the unit having as one of its boundaries a waterway or lake
124 as shown in the plat of Palm Bay may install a boat lift nor shall dry storage of vessels be
125 permitted by any other means whatsoever."

126 Mr. Raymondo stated, basically, only the homeowner can install a structure in the water
127 behind their house and, in the original literature, they showed virtually every home around the
128 lake area having a dock, so it was fairly clear it was assumed that homeowners would install
129 docks. Mr. Bergman stated the Board has no arguments with that and feels that everyone is
130 entitled to have a dock and to have all the rights associated with their docks. The Board is
131 simply trying to tie up any loose ends on the lien. Mr. Bergman stated the word easement
132 equals a CTU Agreement and there are three homes around the marina that have a CTU. The

133 Board would like for everyone to have that. Mr. Raymondo stated that was one option and, in
134 his opinion, another option would be to deed over that property, with a reciprocating cost to
135 the homeowner, as the homeowner would then be responsible for the seawall. He felt that, in
136 most cases, the seawall is clearly on the lake and it is not on the owner's property, per the
137 survey, so a reasonable option would be to transfer the title at a cost to the homeowner. He
138 stated that he had no issue paying all fees to transfer the property to him and, in exchange, he
139 would agree to be responsible for the section of the seawall behind his house.

140 Discussion ensued regarding the marina, seawall, appraisal, Declarations for Palm Bay
141 and the easement.

142 Resident Randy McLaughlin stated that he did not understand the second introduction
143 of an easement document even though his property has an additional easement that he has
144 never seen, and felt that the real concern is the CDD asking marina owners to accept and take
145 responsibility for the maintenance and ownership of the seawall even though they will not
146 actually own the seawall and, for that reason, he would not sign the easement. Mr. Bergman
147 stated the reason this issue was being raised was because some of the docks are deteriorating
148 and unsafe and the seawall has been surveyed, along with every pole in the marina, and there
149 is no rot and no worm damage. The seawall is in good shape but the docks are not, for the most
150 part, and some homeowners do not want to make the repairs because they feel that the CDD is
151 responsible since the docks are in a common area. Over the years, residents and realtors
152 inquired about dock ownership because it was not specified on the CDD survey. Mr. Adams
153 stated this was why the CDD facilitated a survey and paid to have a title search done, and the
154 blue book that was previously mentioned does not come up on the title search; it has nothing
155 to do with ownership. A resident stated that the blue book is recorded in the closing
156 documents, is stamped by the Clerk of Courts and should be in the County records. Mr. Adams
157 stated he would research the document on the Court website and asked for the instrument
158 number. Regarding ownership of the seawall, Mr. Adams stated the survey showed that the
159 seawall is within the CDD lake tract but it also showed that several boat docks in the CDD lake
160 tract are not owned by the CDD.

161 Discussion ensued regarding the rights of residents to install docks and boat lifts,
162 maintenance responsibility for the seawall, the marina tract, seawall inspection results, transfer

163 of ownership to property owners, the Boat Club, uniformity, increased home values and
164 liability.

165 Asked how an easement agreement impacts liability, Mr. Adams stated part of the
166 agreement contains a Harmless Indemnification Provision, which removes any liability on the
167 CDD. Regarding the property transfer process, Mr. Adams stated residents would agree to pay
168 for the expense of the appraisal and drafting of transfer documents, such as a quit-claim deed,
169 and would essentially be purchasing what they are already using. The Board and Staff are trying
170 to solidify the legal rights of the homeowners who utilize the docks and the seawall and, since
171 they are deemed as public assets, residents must pay fair market value to purchase them.

172 Mr. McLaughlin stated he hoped the Board and Staff would research the Palm Bay
173 Declaration document and his agreement to the transfer of property would depend on the
174 value in the Declarations because, with the property comes the responsibility for the seawall
175 and the seawall could easily cost property owners \$20,000 to \$25,000, which would contradict
176 any value; he would have to understand what those values are and what the fees involve. Mr.
177 Adams stated he would meet with an appraiser regarding the anticipated value and contact
178 Board Members with an estimated amount, prior to commencing the appraisal process.

179

180 **SIXTH ORDER OF BUSINESS**

Update: Boat Club Dock

181

182 Mr. Margetis reported the following:

183 ➤ Scheduling a dock inspection was challenging. Six construction companies were
184 contacted and the company with the most reasonable price was MB Marine, which was
185 subsequently engaged by the Boat Club (BC).

186 ➤ He previously joined the BC leadership to get the whole process moving.

187 ➤ The CDD is responsible for construction of the dock on the parcel that belongs to the
188 CDD and the BC is responsible for construction on the parcel that belongs to the BC.

189 ➤ The BC discussed keeping the existing poles, for a cost-savings of \$5,000.

190 ➤ The BC agreed to redo the fingers and have new poles installed; each owner would be
191 able to choose what they want to do with the fingers at their own cost.

192 ➤ The CDD would not pay for the individual fingers or the electricity to the individual
193 fingers.

194 ➤ The only items pending were the electrical and plumbing, which would likely cost
195 \$20,000.

196 ➤ With MB Marine, the CDD portion of the dock would be \$83,500 and the BC cost would
197 be \$30,000 for the fingers. All MB Marine estimates would be emailed to Mr. Adams for
198 dissemination.

199 Discussion ensued regarding construction costs, challenge of finding an affordable
200 electrician, permitting, CDD gangway, wait times for utilizing the marina and updating rules for
201 marina use. Mr. Bergman urged residents to report trespassers by emailing all incidents to
202 marina@palmbaycdd.net.

203 ➤ Mr. Margetis wanted to finalize everything within the next week or two; it was just a
204 matter of engaging an electrician.

205 Mr. Adams asked if the BC would raise funds for its portion and suggested including the
206 BC's portion into the CDD's note and the BC could repay the CDD at any time. He discussed
207 securing bank financing, per unit assessment increase, removing \$10,000 in capital outlay, the
208 amortization schedule, mailed notices to property owners and items for the July meeting.

209 ▪ **Consideration of Resolution 2021-03, Approving a Proposed Budget for Fiscal Year**
210 **2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing**
211 **Transmittal, Posting and Publication Requirements; Addressing Severability; and**
212 **Providing an Effective Date**

213 **This item, previously the Third Order of Business, was presented out of order.**

214 Mr. Adams presented Resolution 2021-03. The following change was made to
215 Resolution 2021-03:

216 DATE: Change "July 8, 2021" to "September 9, 2021"

217

218 **On MOTION by Mr. Bergman and seconded by Mr. Aschenbrenner, with all in**
219 **favor, 2021-03, as amended, Approving a Proposed Budget for Fiscal Year**
220 **2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for**
221 **September 9, 2021 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar,**
222 **4014 Tampa Road, Oldsmar, Florida 34677; Addressing Transmittal, Posting**
223 **and Publication Requirements; Addressing Severability; and Providing an**
224 **Effective Date, was adopted.**

225

226

227 SEVENTH ORDER OF BUSINESS

Update: Beach Planning Topics; Design,
Lighting, Electric, Envera

228
229

230 This item was addressed following the Ninth Order of Business.

231

232 EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of February, 28 2021

233
234

235 Mr. Adams presented the Unaudited Financial Statements as of February, 28 2021.

236 Because the District is \$40,000 over budget, Management transferred \$40,000 from the

237 Enterprise fund to the General fund to bolster the General fund.

238

239 **On MOTION by Mr. Aschenbrenner and seconded by Mr. Williamson, with all**
240 **in favor, the Unaudited Financial Statements as of February, 28 2021, were**
241 **accepted.**

242

243

244 NINTH ORDER OF BUSINESS

Approval of January 14, 2021 Regular
Meeting Minutes

245
246

247 Mr. Adams presented the January 14, 2021 Regular Meeting Minutes. The following
248 change was made:

249 Line 119: Change "Mr. Aschenbrenner" to "Mr. Bergman"

250

251 **On MOTION by Mr. Williamson and seconded by Mr. Margetis, with all in**
252 **favor, the January 14, 2021 Regular Meeting Minutes, as amended, were**
253 **approved.**

254

255

256 **▪ Update: Beach Planning Topics; Design, Lighting, Electric, Envera**

257 **This item, previously the Seventh Order of Business, was presented out of order.**

258 Mr. Bergman voiced his concerns about upgrading the dock and not having sufficient

259 security to capture trespassers, etc. A Board Member commented that, in learning about the

260 marina and Envera, it was discovered that there is a redundant cellular, electricity should be

261 extended to the dock and lighting should be added to the gazebo. \$100,000 would be budgeted

262 to upgrade the lighting on the beach and to bolster electricity and security. Mr. Adams stated

263 the additional improvements would increase assessments 19%. Discussion ensued regarding
264 electrical sources, underground lines, nonresident use of the dock, cameras and costs.

265

266 **TENTH ORDER OF BUSINESS**

Staff Reports

267

268 **A. District Counsel: *Straley Robin Vericker***

269 There was no report.

270 **B. District Engineer: *Landmark Engineering & Surveying Corp.***

271 There was no report.

272 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 273 • **NEXT MEETING DATE: July 8, 2021 at 9:00 a.m.**

- 274 ○ **QUORUM CHECK**

275 The next meeting would be held on July 8, 2021 at 9:00 a.m.

276

277 **ELEVENTH ORDER OF BUSINESS**

Public Comments: Non-Agenda Items

278

279 There being no public comments, the next item followed.

280

281 **TWELFTH ORDER OF BUSINESS**

Supervisors' Requests

282

283 There were no Supervisors' requests.

284

285 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

286

287 There being nothing further to discuss, the meeting adjourned.

288

289 **On MOTION by Mr. Aschenbrenner and seconded by Mr. Margetis, with all in**
290 **favor, the meeting adjourned at 10:55 a.m.**

291

292

293

294

295

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

296

297

298

299

300

301

Secretary/Assistant Secretary

Chair/Vice Chair

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

16C1



Craig Latimer
Supervisor of Elections

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

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2021

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, 2021, listed below.

Community Development District	Number of Registered Electors
Palm Bay	180

We ask that you respond to our office with a current list of CDD office holders by **June 1st** 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@hcsoe.org.

Respectfully,

Enjoli White
Candidate Services Liaison



**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

16C11

PALM BAY COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2020	Regular Meeting	9:00 AM
November 12, 2020 CANCELED	Landowners' Meeting	9:00 AM
December 17, 2020	Rescheduled Landowners' Meeting & Special Meeting	9:00 AM
January 14, 2021	Regular Meeting	9:00 AM
April 8, 2021	Regular Meeting	9:00 AM
July 8, 2021	Regular Meeting	9:00 AM
September 9, 2021	Public Hearing & Regular Meeting	9:00 AM