

DPFG Management & Consulting, LLC
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Community Development District
Advanced Board Package

***Board of Supervisors
Regular Meeting***

***Tuesday
May 9, 2017
4:00 p.m.***

At the:

***Palmetto Library
923 6th Street West.
Palmetto, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Bradford J. Smith, Seat 1
Barbara E. Gard, Seat 2
Joseph R. Varady, Jr., Seat 3
Charles Weidner, Seat 4
Judi F. O'Connor, Seat 5



DPFG Management & Consulting LLC
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

May 3, 2017

Board of Supervisors
Palms of Terra Ceia Bay
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Palms of Terra Ceia Bay Community Development District is scheduled for **Tuesday May 9, 2017 at 4:00 p.m. at the Palmetto Library located at 923 6th Street West, Palmetto, Florida.**

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Bruce St. Denis

Bruce St. Denis
District Manager

Cc: Attorney
District Records

Bradford J. Smith, Seat 1
Barbara E. Gard, Seat 2
Joseph R. Varady, Jr., Seat 3
Charles Weidner, Seat 4
Judi F. O'Connor, Seat 5



Board of Supervisors Public Meeting Notice

Regular Session

May 9, 2017

Palms of Terra Ceia Bay

Palmetto Library

923 6th Street West

Palmetto, Florida

4:00 p.m.

AGENDA:

1. Roll Call
2. Pledge of Allegiance
3. Meeting Properly Advertised
4. Administrative Matters
 - A. Approval of the Minutes of the April 11, 2016 Meeting
(Under Separate Cover)
 - B. Acceptance of the April 2017 Financial Statement Exhibit 1
5. Business Matters
 - A. Review and Discussion Regarding FY 2017-2018 Proposed Budget Exhibit 2
 - B. Consideration and Approval of Resolution 2017-04 Proposed FY
2017-2018 Budget and Setting the Public Hearing Exhibit 3
6. Manager's Report
7. Review of the 2016 Final Audit Report
8. Review of the Pier Gate Proposal
9. Other Business Matters
10. Public Comment
11. Public Comments & Questions: Other Subjects
12. Adjournment

EXHIBIT 1.

PALMS OF TERRA CEIA BAY
COMMUNITY DEVELOPMENT DISTRICT
UNAUDITED FINANCIAL STATEMENTS

Preliminary

As of

April 30, 2017

Palms Of Terra Ceia Bay CDD
Balance Sheet
April 30, 2017

	<u>GENERAL FUND</u>	<u>CAP PROJECTS FUND</u>	<u>TOTAL</u>
<u>ASSETS:</u>			
POOLED CASH	\$ 160,724	\$ 252,915	\$ 413,639
CASH ON HAND	30	-	30
INVESTMENTS:			
MMK ACCOUNT	122,154	-	122,154
CONSTRUCTION	-	-	-
ACCOUNTS RECEIVABLE	30	-	30
ASSESSMENTS RECEIVABLE -ON ROLL	12,945	2,250	15,195
DUE FROM OTHER FUNDS	-	-	-
DEPOSITS	35	-	35
PREPAID ITEMS	-	-	-
TOTAL ASSETS	\$ 295,918	\$ 255,165	\$ 551,083
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$ -	\$ -	\$ -
ACCRUED EXPENSES	-	-	-
DUE TO OTHER FUNDS	-	-	-
DEFERRED REVENUE-ON ROLL	12,945	2,250	15,195
<u>FUND BALANCE:</u>			
NON SPENDABLE (Deposits & Prepaid)	35	-	35
SPENDABLE:			
ASSIGNED			
CAPITAL PROJECTS - Operating (FY16)	74,388	-	74,388
CAPITAL PROJECTS - Contingency (FY16)	9,863	-	9,863
CAPITAL PROJECTS - Reserve Study (FY17)	-	45,750	45,750
CAPITAL PROJECTS - Alloc to Roads Improvement	-	148,805	148,805
CAPITAL PROJECTS - Alloc to Pier Improvement	-	15,367	15,367
CAPITAL PROJECTS - Alloc to Boardwalk Improvement	-	14,446	14,446
CAPITAL PROJECTS - Alloc to Gatehouse Improvement	-	9,069	9,069
CAPITAL PROJECTS - Alloc to Stormsystem Improvement	-	19,478	19,478
UNASSIGNED FY2016	198,687	-	198,687
TOTAL LIABILITIES & FUND BALANCE	\$ 295,918	\$ 255,165	\$ 551,083

Palms Of Terra Ceia Bay
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
FY2017 For The Period Ending April 30, 2017

	FY 2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENT - ON-ROLL (Ad Valorem)	\$ 270,209	\$ 262,643	\$ 263,264	\$ 621
ASSESSMENT - NON-AD VALOREM (NET)	-	-	-	-
ASSESSMENT - NON-AD VALOREM ESTUARIES(NET)	6,000	-	-	-
INTEREST REVENUE	-	-	7	7
GATE DECALS	-	-	1,370	1,370
MISCELLANEOUS REVENUE	-	-	132	132
TOTAL REVENUE	276,209	262,643	264,773	2,130
EXPENDITURES				
DISTRICT ADMINISTRATION				
BOARD OF SUPERVISORS SALARIES	12,000	7,000	7,200	(200)
ADMINISTRATIVE ASSISTANT	10,080	5,880	5,731	149
PAYROLL TAXES - FICA & FUTA	1,689	985	988	(3)
PAYROLL FEES	780	455	722	(267)
SUBTOTAL PERSONNEL	24,549	14,320	14,641	(321)
CONSULTING & PROFESSIONAL FEES:				
AUDIT SERVICES	3,100	1,808	2,000	(192)
LEGAL SERVICES	8,000	4,667	12,718	(8,051)
ENGINEERING SERVICES	2,000	1,167	1,800	(633)
ENVIRONMENTAL CONSULTING	-	-	1,537	(1,537)
DISTRICT MANAGEMENT	57,000	33,250	33,250	-
SUBTOTAL CONSULTING & PROFESSIONAL FEES	70,100	40,892	51,305	(10,413)
SUBTOTAL DISTRICT ADMINISTRATION	94,649	55,212	65,946	(10,734)
INSURANCE:				
PUBLIC OFFICIALS LIABILITY	2,500	2,403	2,403	(0)
FLOOD	900	525	-	525
WORKERS COMPENSATION INS	900	525	2,129	(1,604)
INSURANCE - GENERAL LIABILITY	7,500	7,500	5,669	1,831
SUBTOTAL INSURANCE	11,800	10,953	10,201	752
OFFICE:				
OFFICE SUPPLIES AND POSTAGE	2,000	1,167	1,134	33
RECORDS STORAGE	210	123	139	(17)
PUBLICATIONS	2,000	1,167	-	1,167
COMPUTER SOFTWARE & TECH SUPPORT	500	292	416	(124)
OFFICE EQUIPMENT	500	292	-	292
MISCELLANEOUS SERVICES	250	146	-	146
LEGAL ADVERTISING & MEETING NOTICES	4,000	2,333	419	1,914
STATE REGISTRATION	175	175	175	-
BANK SERVICES CHARGES	250	146	47	99
WEBSITE HOSTING & MANAGEMENT	960	560	577	(17)
SUBTOTAL OFFICE & GENERAL ADMINISTRATIVE	10,845	6,399	2,907	3,492
TOTAL ADMINISTRATIVE EXPENSES	117,294	72,564	79,054	(6,490)
UTILITIES & GATEHOUSE EXPENSES				
UTILITIES:				
ELECTRICITY	18,000	10,500	6,883	3,617
WATER & SEWER	700	408	334	74
TELEPHONE & INTERNET	2,300	1,342	1,226	116
SUBTOTAL UTILITIES	21,000	12,250	8,443	3,807

Palms Of Terra Ceia Bay
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
FY2017 For The Period Ending April 30, 2017

	FY 2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
GATEHOUSE/CONTROLLED ENTRY SYSTEMS:				
GATE SERVICE CONTRACT	6,425	6,425	6,425	-
GATE MAINTENANCE AND PARTS	2,000	1,167	1,936	(769)
GATEHOUSE - MISC.	-	-	251	(251)
CLEANING & BUILDING MAINTENANCE	1,200	700	769	(69)
ACCESS DECALS	875	780	780	-
SUBTOTAL GATEHOUSE	10,500	9,072	10,161	(1,089)
TOTAL UTILITIES & GATEHOUSE EXPENSES	31,500	21,322	18,604	2,718
GROUPS & FIELD MAINTENANCE EXPENSES				
LANDSCAPE MAINTENANCE:				
LANDSCAPE CONTRACT	23,280	13,580	13,580	-
PEST CONTROL	800	467	40	427
PALM TREE TRIMMING (245 Palm Trees)	5,500	5,190	5,190	-
PLANTS & IMPROVEMENTS (350 Geranium & Horticulture)	6,775	3,952	1,345	2,607
MULCH	2,000	1,167	-	1,167
IRRIGATION REPAIR (Outside Of Contract)	6,000	3,500	1,645	1,855
ESTUARIES MANGROVE TRIMMING	6,000	3,500	-	3,500
SUBTOTAL LANDSCAPING	50,355	31,355	21,800	9,555
OTHER FIELD MAINTENANCE:				
LIGHTING REPAIR & MAINTENANCE	8,000	4,667	152	4,515
PIER AND BOARDWALK MAINTENANCE (Contract is \$10,000)	5,000	2,917	-	2,917
STREET REPAIR & MAINTENANCE	4,000	2,333	-	2,333
FIELD MISCELLANEOUS & MAINT	2,000	1,167	239	928
SUBTOTAL OTHER FIELD MAINTENANCE	19,000	11,083	391	10,692
ENVIRONMENTAL MAINTENANCE:				
STORMWATER SYSTEM MAINTENANCE	4,000	2,333	-	2,333
CONSERVATION EASEMENT MAINTENANCE	10,000	5,833	6,550	(717)
MANGROVE TRIMMING	10,000	7,000	7,000	-
LAKE MAINTENANCE	6,360	3,710	3,710	-
LAKE AQUATIC PLANTINGS	1,500	875	-	875
TRIPLOID GRASS CARP STOCKING	1,200	700	790	(90)
SUBTOTAL ENVIRONMENTAL MAINTENANCE	33,060	20,452	18,050	2,402
TOTAL OPERATIONS & MAINTENANCE EXPENSES	133,915	156,776	137,899	18,877
GENERAL FUND IMPROVEMENTS PROJECT :				
ROAD IMPROVEMENTS / REPAIRS	-	-	-	-
PIER RENOVATIONS / IMPROVEMENTS	-	-	-	-
STORMWATER SYSTEM REPAIRS / IMPROVEMENTS	-	-	-	-
PIER GATE	15,000	8,750	-	8,750
LED RETROFIT	10,000	5,833	8,700	(2,867)
CAPITAL IMPROVEMENTS - OTHER	-	-	4,280	(4,280)
TOTAL GENERAL FUND IMPROVEMENTS PROJECT	25,000	14,583	12,980	1,603
TOTAL EXPENDITURES	276,209	171,359	150,879	20,480
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	91,284	113,894	22,610
FUND BALANCE - BEGINNING	-	-	169,078	169,078
FUND BALANCE - ENDING	\$ -	\$ 91,284	\$ 282,972	\$ 191,688

PALMS OF TERRA CEIA BAY
Capital Projects Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Ending April 30, 2017

	<u>FY 2017 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
ASSESSMENT - ON-ROLL (Cap Imp)	\$ 48,000	45,600	\$ 45,750	\$ 150
ASSESSMENT DISCOUNTS	-	-	-	-
INTEREST REVENUE	-	-	-	-
TOTAL REVENUE	<u>48,000</u>	<u>45,600</u>	<u>45,750</u>	<u>150</u>
EXPENDITURES				
COUNTY ASSESSMENTS COLLECTIONS FEE	-	-	-	-
RESERVE STUDY	48,000	-	-	-
TOTAL EXPENDITURES	<u>48,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	45,600	45,750	150
NET CHANGE IN FUND BALANCE	-	45,600	45,750	150
FUND BALANCE - BEGINNING	-	-	207,165	207,165
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 45,600</u>	<u>\$ 252,915</u>	<u>\$ 207,315</u>

Palms Of Terra Ceia Bay CDD
Bank Reconciliation
April 30, 2017

Balance Per Bank Statement	\$	417,335.10
Less: Outstanding Checks		(3,695.58)
<i>Adjusted Bank Balance</i>	\$	<u>413,639.52</u>

Beginning Cash Balance Per Books	\$	431,806.89
Deposits		12,551.47
Cash Disbursements		(30,718.84)
<i>Balance Per Books</i>	\$	<u>413,639.52</u>

PALMS OF TERRA CEIA BAY

Check Register

FY2017

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Balance
Balance as of 9/30/2016				447.02	31,167.66	258,335.27
10/03/2016	3682	BOYD INSURANCE & INVESTMENT SERVICES, INC	Insurance FY 2017		5,669.00	252,666.27
10/03/2016	3683	DPFG	CDD Mgmt - October		4,750.00	247,916.27
10/03/2016	3685	VENTURESIN.COM, INC.	Web Site Hosting/Domain Name		96.99	247,819.28
10/03/2016		BB & T	Service Charge		5.00	247,814.28
10/06/2016	ACH10062016	Paychex	P/R Fees		75.25	247,739.03
10/06/2016	10066DD	Barbara Gard	BOS Mtg - 9/13/16		184.70	247,554.33
10/06/2016	10068DD	Bradford Smith	BOS Mtg - 9/13/16		184.70	247,369.63
10/06/2016	10069DD	JOSEPH VARADY	BOS Mtg - 9/13/16		184.70	247,184.93
10/06/2016	10067DD	JUDITH O'CONNOR	BOS Mtg - 9/13/16		183.45	247,001.48
10/06/2016	ACH10062016	Paychex	BOS Mtg - 9/13/16		129.98	246,871.50
10/20/2016	3686	CITY OF PALMETTO	9/1-9/29 - 2311 W. 14th Ave Grdhs.		53.75	246,817.75
10/20/2016	3687	LUMAR'S CLEANING	Cleaning Guardhouse May/Sep		200.00	246,617.75
10/20/2016	3688	Russell Kitching Lawn Services, Inc.	Landscape Maint - Aug		1,940.00	244,677.75
10/20/2016	3689	ACCESS	Records Storage		35.00	244,642.75
10/20/2016	3690	BRADENTON HERALD	Legal Ad		93.60	244,549.15
10/20/2016	3691	Grau and Associates	Audit FY 2016		2,000.00	242,549.15
10/20/2016	3692	Russell Kitching Lawn Services, Inc.	Landscape Maint - October		2,680.00	239,869.15
10/20/2016	3693	THE LAKE DOCTORS	Lake Maint - October		530.00	239,339.15
10/26/2016	ACH102616	Paychex	P/R Fees		86.15	239,253.00
10/26/2016	ACH10262016	Paychex	BOS Mtg - 9/26 - 10/20/16		241.08	239,011.92
10/26/2016	10074DD	JOSEPH VARADY	BOS Mtg - 10/26/16		184.70	238,827.22
10/26/2016	10073DD	Bradford Smith	BOS Mtg - 10/26/16		184.70	238,642.52
10/26/2016	10072DD	JUDITH O'CONNOR	BOS Mtg - 10/26/16		183.45	238,459.07
10/26/2016	10071DD	Barbara Gard	BOS Mtg - 10/26/16		184.70	238,274.37
10/26/2016	10070DD	Phillip D. Forbes	9/26-10/20 - P/R		609.51	237,664.86
10/26/2016	10262016	FLORIDA POWER AND LIGHT	Electricity		987.28	236,677.58
10/31/2016		MANATEE COUNTY	Tax Collections - Excess	1,119.75		237,797.33
10/31/2016	3694	BRIGHT HOUSE NETWORKS	10/27-11/26 - Cable/Internet		159.85	237,637.48
10/31/2016	3695	LUMAR'S CLEANING	Cleaning Guardhouse - October		100.00	237,537.48
10/31/2016		DEPOSIT	Gate Decals	190.00		237,727.48
Balance as of 10/31/2016				1,309.75	21,917.54	237,727.48
11/01/2016	3696	DPFG	CDD Mgmt - November		4,750.00	232,977.48
11/01/2016		BB & T	Service Charge		5.00	232,972.48
11/02/2016	3697	BOYD INSURANCE & INVESTMENT SERVICES, INC	Professional Liability		2,402.68	230,569.80
11/07/2016	3698	CITY OF PALMETTO	9/30-10/28- 2311 W. 14th Ave Guardhouse		59.13	230,510.67
11/07/2016	3699	OFFICE DEPOT BUSINESS CREDIT	Supplies		252.17	230,258.50
11/07/2016	3700	Russell Kitching Lawn Services, Inc.	Landscape Maint - November		2,220.00	228,038.50
11/07/2016	3701	TEM SYSTEMS, INC	Repair to Camera		250.75	227,787.75
11/07/2016	3702	THE LAKE DOCTORS	Lake Maint - November		530.00	227,257.75
11/07/2016	3703	VENTURESIN.COM, INC.	Web Site Hosting - November		80.00	227,177.75
11/14/2016	3704	ACCESS	11/1-11/30 - Records Storage		17.50	227,160.25
11/14/2016	3705	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - October		427.50	226,732.75
11/14/2016	3706	Intechrate Systems	Tech. Support		141.00	226,591.75
11/15/2016		MANATEE COUNTY	Tax Collection - Excess Fees	168.84		226,760.59
11/16/2016		MANATEE COUNTY	FY16 Tax Collections	4,946.59		231,707.18
11/18/2016		MANATEE COUNTY	FY17 Tax Collections	31,675.17		263,382.35
11/23/2016	3707	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee		175.00	263,207.35
11/25/2016	ACH112516	FLORIDA POWER AND LIGHT	Electricity		988.94	262,218.41
11/25/2016	ACH11252016	Paychex	10/24-11/17 P/R		208.43	262,009.98
11/25/2016	10076DD	Barbara Gard	BOS Mtg - 11/8/16		184.70	261,825.28
11/25/2016	10077DD	Bradford Smith	BOS Mtg - 11/8/16		184.70	261,640.58
11/25/2016	10078DD	JOSEPH VARADY	BOS Mtg - 11/8/16		184.70	261,455.88
11/25/2016	ACH11252016	Paychex	P/R Fee		86.15	261,369.73
11/25/2016	10075DD	Phillip D. Forbes	10/24-11/17 - P/R		609.51	260,760.22
11/29/2016		MANATEE COUNTY	FY17 Tax Collections	54,622.02		315,382.24
Balance as of 11/30/2016				91,412.62	13,757.86	315,382.24
12/01/2016	3708	DPFG	CDD Mgmt - December		4,750.00	310,632.24
12/01/2016		BB & T	Service Charge		5.00	310,627.24
12/02/2016		Deposit	Gate Decals - Nov	190.00		310,817.24
12/02/2016		MANATEE COUNTY	Tax Collections	76,189.50		387,006.74
12/05/2016	3709	BRIGHT HOUSE NETWORKS	11/27-12/26 - Cable/Internet		159.85	386,846.89
12/05/2016	3710	CITY OF PALMETTO	10/29-11/09 - 2311 W. 14th Ave Guardhouse		54.77	386,792.12
12/05/2016	3711	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - September		1,440.00	385,352.12
12/05/2016	3712	JONES & SONS PEST CONTROL	Pest Control		20.00	385,332.12
12/05/2016	3713	LUMAR'S CLEANING	Cleaning - November		100.00	385,232.12
12/05/2016	3714	THE LAKE DOCTORS	Lake & Pond Maint - December		530.00	384,702.12
12/05/2016	3715	Nick Tsantles	Lighting Repairs		91.51	384,610.61
12/05/2016	3716	TEM SYSTEMS, INC	Gate Repairs		1,813.39	382,797.22
12/08/2016		MANATEE COUNTY	Tax Collections	55,725.85		438,523.07
12/13/2016	ACH121316	FLORIDA POWER AND LIGHT	Electricity		1,022.71	437,500.36

PALMS OF TERRA CEIA BAY

Check Register

FY2017

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Balance
12/19/2016	3717	ACCESS	12/1-12/31 - Records Storage		17.50	437,482.86
12/19/2016	3718	BRADENTON HERALD	Ad		261.00	437,221.86
12/19/2016	3719	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - November		2,092.50	435,129.36
12/19/2016	3720	LUMAR'S CLEANING	Cleaning Guardhouse - December		100.00	435,029.36
12/19/2016	3721	OFFICE DEPOT BUSINESS CREDIT	Supplies		159.97	434,869.39
12/19/2016	3722	VOIDED	W/C Ins - FY 2017		0.00	434,869.39
12/19/2016	3723	STANTEC CONSULTING SERVICES INC.	Mangrove/Vegetative		10,225.00	424,644.39
12/19/2016	3724	THE LAKE DOCTORS	Grass Carp		790.00	423,854.39
12/19/2016	3725	VENTURESIN.COM, INC.	Web Site Hosting - December		80.00	423,774.39
12/21/2016	ACH12212016	Paychex	P/R Fees		86.15	423,688.24
12/21/2016	10080DD	Barbara Gard	BOS Mtg. - 12/13/16		184.70	423,503.54
12/21/2016	10082DD	Bradford Smith	BOS Mtg. - 12/13/16		184.70	423,318.84
12/21/2016	10083DD	JOSEPH VARADY	BOS Mtg. - 12/13/16		184.70	423,134.14
12/21/2016	10081DD	JUDITH O'CONNOR	BOS Mtg. - 12/13/16		183.45	422,950.69
12/21/2016	10079DD	Phillip D. Forbes	11/21-12/15/16 P/R		554.10	422,396.59
12/21/2016	ACH12212016	Paychex	11/21-12/15 & BOS Mtg - 12/13/16		231.46	422,165.13
12/30/2016	3726	BRIGHT HOUSE NETWORKS	12/27-1/26 - Cable/Internet		159.85	422,005.28
12/30/2016		Deposit	Gate Decals - Dec	420.00		422,425.28
Balance as of 12/31/2016				132,525.35	25,482.31	422,425.28
01/03/2017	3727	DPFG	CDD Mgmt - January		4,750.00	417,675.28
01/03/2017	3728	VENTURESIN.COM, INC.	Web Site Hosting - January		80.00	417,595.28
01/03/2017		BB & T	Service Charge		5.00	417,590.28
01/12/2017	3729	PREFERRED GOVERNMENTAL INSURANCE TRUST	W/C Ins - FY 2017		2,000.00	415,590.28
01/13/2017	3730	A-TEAM UNDERGROUND LLC & PLUMBING SERVICE	Underground repairs		4,280.00	411,310.28
01/13/2017	3731	CITY OF PALMETTO	11/30-12/29 - 2311 W 14th Ave Guardhouse		54.77	411,255.51
01/13/2017	3732	OFFICE DEPOT	Supplies		67.45	411,188.06
01/13/2017	3733	Russell Kitching Lawn Services, Inc.	Landscape Maint - January		1,940.00	409,248.06
01/13/2017	3734	SAWDY ELECTRIC	Replace Photo Eye		107.00	409,141.06
01/13/2017	3735	THE LAKE DOCTORS	Lake Maint - January		530.00	408,611.06
01/20/2017	ACH01202017	Paychex	P/R Fees		222.65	408,388.41
01/20/2017	10085DD	Barbara Gard	BOS Mtg - 1/10/17		184.70	408,203.71
01/20/2017	10087DD	Bradford Smith	BOS Mtg - 1/10/17		184.70	408,019.01
01/20/2017	10088DD	JOSEPH VARADY	BOS Mtg - 1/10/17		184.70	407,834.31
01/20/2017	10086DD	JUDITH O'CONNOR	BOS Mtg - 1/10/17		183.87	407,650.44
01/20/2017	ACH01202017	Paychex	12/19-1/12/17 & Supervisors		244.87	407,405.57
01/20/2017	10084DD	Phillip D. Forbes	12/19-1/12/17 - P/R		734.18	406,671.39
01/20/2017	ACH12017	Paychex	Workers Comp. 12/19-1/12/17		20.67	406,650.72
01/20/2017		DEPOSIT	Payroll Fee Refund	71.09		406,721.81
01/23/2017		MANATEE COUNTY	Deposit	59,339.13		466,060.94
01/25/2017	ACH12517	FLORIDA POWER AND LIGHT	Electricity		1,094.77	464,966.17
01/27/2017	3736	Nick Tsantles	Misc.		174.52	464,791.65
01/27/2017	3737	ACCESS	Records Storage - January		17.50	464,774.15
01/27/2017	3738	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - December		360.00	464,414.15
01/27/2017	3739	LUMAR'S CLEANING	Cleaning Guardhouse - January		100.00	464,314.15
01/31/2017	3740	BRIGHT HOUSE NETWORKS	1/27-2/26 - Cable/Internet		148.74	464,165.41
01/31/2017		DEPOSIT	Dye, Deitrich, Petruff & St. Paul	1,440.00		465,605.41
Balance as of 1/31/2017				60,850.22	17,670.09	465,605.41
02/01/2017	3741	DPFG	CDD Mgmt - February		4,750.00	460,855.41
02/01/2017		Deposit	Gate Decals	210.00		461,065.41
02/01/2017		BB & T	Service Charge		5.00	461,060.41
02/03/2017		Paychex	Payroll Fee Refund	30.69		461,091.10
02/03/2017		Paychex	Payroll Fee Refund	141.19		461,232.29
02/08/2017	3742	CITY OF PALMETTO	12/30-1/31 - 2311 W. 14th Ave Guardhouse		55.36	461,176.93
02/08/2017	3743	TEM SYSTEMS, INC	Bar Codes		390.00	460,786.93
02/08/2017	3744	THE LAKE DOCTORS	Lake & Pond Maint - February		530.00	460,256.93
02/08/2017	3745	VENTURESIN.COM, INC.	Web Site Hosting - February		80.00	460,176.93
02/08/2017	3746	VOIDED	Online Pymt		0.00	460,176.93
02/17/2017	ACH02172017	Paychex	P/R Fees		68.62	460,108.31
02/17/2017	10091DD	Barbara Gard	BOS Mtg - 2/7/17		184.70	459,923.61
02/17/2017	10093DD	Bradford Smith	BOS Mtg - 2/7/17		184.70	459,738.91
02/17/2017	10095	CHARLES WEIDNER	BOS Mtgs (3)		554.10	459,184.81
02/17/2017	10094DD	JOSEPH VARADY	BOS Mtg - 2/7/17		184.70	459,000.11
02/17/2017	10092DD	JUDITH O'CONNOR	BOS Mtg - 2/7/17		183.87	458,816.24
02/17/2017	10090DD	Phillip D. Forbes	P/R - 01/16-2/10/17		609.51	458,206.73
02/17/2017	10089DD	Robyn Davis	P/R - 01/16-2/10/17		498.69	457,708.04
02/17/2017	ACH02172017	Paychex	P/R - 01/16-2/10/17		421.81	457,286.23
02/23/2017	3747	ACCESS	1/2-2/28 - Storage		23.03	457,263.20
02/23/2017	3748	BRADENTON HERALD	Legal Ad		157.95	457,105.25
02/23/2017	3749	Russell Kitching Lawn Services, Inc.	Landscape Maint - February		1,940.00	455,165.25
02/23/2017		Microsoft Office 365	Deposit	1.45		455,166.70
02/23/2017		MANATEE COUNTY	Deposit	8,788.86		463,955.56

PALMS OF TERRA CEIA BAY

Check Register

FY2017

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Balance
02/23/2017	3750	VOIDED	Printing Error	0.00		463,955.56
02/24/2017	3751	TEM SYSTEMS, INC	Bar Codes		390.00	463,565.56
02/24/2017	3752	BRIGHT HOUSE NETWORKS	2/27-2/26 - Cable/Internet		152.94	463,412.62
02/24/2017		Bay Estates	Electricity - Share Cost	125.00		463,537.62
02/27/2017	ACH2272017	FLORIDA POWER AND LIGHT	Electricity		1,055.23	462,482.39
Balance as of 2/28/2017				9,297.19	12,420.21	462,482.39
03/01/2017	3753	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - March		4,750.00	457,732.39
03/01/2017		Bay Estates	Deposit	250.00		457,982.39
03/01/2017		BB & T	Service Charge		5.00	457,977.39
03/02/2017	3746	Microsoft Office 365	VOID: paid online	0.00		457,977.39
03/03/2017	ACH03032017	Paychex	P/R Fees		65.25	457,912.14
03/03/2017	ACH03032017	Paychex	2/12-2/25/17 P/R		64.32	457,847.82
03/03/2017	10096DD	Robyn Davis	2/12-2/25/17 P/R		332.46	457,515.36
03/03/2017	ACH3032017	Microsoft Office 365	Annual Renewal Subscription		99.99	457,415.37
03/06/2017	134	Jeannie Tanhaaf	NSF Check		30.00	457,385.37
03/07/2017	3754	CITY OF PALMETTO	2/1-2/28 - 2311 W 14th Ave Guardhouse		54.26	457,331.11
03/07/2017	3755	JONES & SONS PEST CONTROL	Pest Control		20.00	457,311.11
03/07/2017	3756	OFFICE DEPOT	Supplies		538.88	456,772.23
03/07/2017	3757	Russell Kitching Lawn Services, Inc.	Tree Maint		9,100.00	447,672.23
03/07/2017	3758	SAWDY ELECTRIC	Retrofit all Blvd Lights to LED		8,700.00	438,972.23
03/07/2017	3759	THE LAKE DOCTORS	Lake Maint - March		530.00	438,442.23
03/07/2017	3760	VENTURESIN.COM, INC.	Web Site Hosting - March		80.00	438,362.23
03/17/2017	ACH03172017	Paychex	P/R Fees		66.93	438,295.30
03/17/2017	10098DD	Barbara Gard	BOS Mtg - 3/14/17		184.70	438,110.60
03/17/2017	10100DD	Bradford Smith	BOS Mtg - 3/14/17		184.70	437,925.90
03/17/2017	10102	CHARLES WEIDNER	BOS Mtg - 3/14/17		184.70	437,741.20
03/17/2017	10101DD	JOSEPH VARADY	BOS Mtg - 3/14/17		184.70	437,556.50
03/17/2017	10099DD	JUDITH O'CONNOR	BOS Mtg - 3/14/17		183.87	437,372.63
03/17/2017	ACH03172017	Paychex	2/27-3/12 P/R & BOS		220.65	437,151.98
03/17/2017	10097DD	Robyn Davis	2/27-3/12 P/R		332.46	436,819.52
03/21/2017	3761	Intechgrate Systems	Tech Support		143.18	436,676.34
03/21/2017	3762	ACCESS	3/1-3/31 - Records Storage		23.03	436,653.31
03/21/2017	3763	Russell Kitching Lawn Services, Inc.	Landscape Maint - March		1,940.00	434,713.31
03/23/2017		MANATEE COUNTY	Deposit	5,235.66		439,948.97
03/28/2017	ACH3282017	FLORIDA POWER AND LIGHT	Electricity		930.50	439,018.47
03/31/2017	3764	Dye, Detrich, Petruff & St. Paul, P.L.	Legal Svcs - February		2,385.00	436,633.47
03/31/2017	3765	STANTEC CONSULTING SERVICES INC.	Environmental Svcs		4,643.75	431,989.72
03/31/2017	3766	VERN BUCHANAN OFFICE SUPPLY ACCOUNT	Flag		87.05	431,902.67
03/31/2017	ACH03312017	Paychex	P/R Fees		65.25	431,837.42
03/31/2017	ACH03312017	Paychex	3/13-3/26/17 P/R		60.15	431,777.27
03/31/2017	10103DD	Robyn Davis	3/13-3/26/17 P/R		332.46	431,444.81
03/31/2017			Gate Decals	362.08		431,806.89
Balance as of 3/31/2017				5,847.74	36,523.24	431,806.89
04/01/2017	3767	BRIGHT HOUSE NETWORKS	3/27-4/26 - Cable/Internet		152.94	431,653.95
04/01/2017	3768	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - April		4,750.00	426,903.95
04/01/2017	3769	Intechgrate Systems	4/1-4/30 - Monitoring		16.00	426,887.95
04/03/2017		BB & T	Service Charge		5.00	426,882.95
04/04/2017	3770	Bay Estates North Cond Assoc	Duplicate Payment		250.00	426,632.95
04/05/2017	ACH040517	DoorKing	Annual Gate Contract		122.61	426,510.34
04/07/2017	3771	CITY OF PALMETTO	3/1-3/31 - 2311 W. 14th Ave Guardhouse		55.31	426,455.03
04/07/2017	3772	LUMAR'S CLEANING	Gatehouse Cleaning - March		100.00	426,355.03
04/07/2017	3773	OFFICE DEPOT BUSINESS CREDIT	Supplies		115.40	426,239.63
04/07/2017	3774	ROBERT J. LOMBARDO PE, LLC	Engineering Svcs		1,800.00	424,439.63
04/07/2017	3775	THE LAKE DOCTORS	Lake Maint - April		530.00	423,909.63
04/07/2017	3776	VENTURESIN.COM, INC.	Web Site Hosting - April		80.00	423,829.63
04/14/2017	ACH04142017	Paychex	P/R Fees		136.93	423,692.70
04/14/2017	10105DD	Barbara Gard	BOS 2/24/17		184.70	423,508.00
04/14/2017	10107DD	Bradford Smith	BOS 2/24/17		184.70	423,323.30
04/14/2017	10109	CHARLES WEIDNER	BOS 2/24/17		184.70	423,138.60
04/14/2017	10108DD	JOSEPH VARADY	BOS 2/24/17		184.70	422,953.90
04/14/2017	10106DD	JUDITH O'CONNOR	BOS 2/24/17		183.87	422,770.03
04/14/2017	ACH04142017	Paychex	3/26-4/9 p/r & BOS Mtg - 2/24/17		220.65	422,549.38
04/14/2017	10104DD	Robyn Davis	3/26-4/9 P/R		332.46	422,216.92
04/19/2017	3777	ACCESS	4/1-4/30 - Storage		23.03	422,193.89
04/19/2017	3778	Grau and Associates	Audit FY 2016		2,000.00	420,193.89
04/19/2017	3779	LUMAR'S CLEANING	Cleaning Guardhouse - April		100.00	420,093.89
04/19/2017	3780	Russell Kitching Lawn Services, Inc.	Landscape Maint - April		1,940.00	418,153.89
04/19/2017	3781	STANTEC CONSULTING SERVICES INC.	Enviro Consulting		218.00	417,935.89
04/19/2017		Manatee County	Deposit	12,491.47		430,427.36
04/21/2017	3782	LAW OFFICE OF ROBERT K. LINCOLN, P.A.	Legal Svcs - March		5,450.00	424,977.36
04/21/2017	3783	TEM SYSTEMS, INC	Renewal Security		6,425.00	418,552.36

PALMS OF TERRA CEIA BAY

Check Register

FY2017

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Balance
04/21/2017	ACH042117	BB & T	Bank Service charges - Prior period		12.00	418,540.36
04/24/2017		Paychex	Refund	60.00		418,600.36
04/25/2017	3784	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - March		3,442.50	415,157.86
04/25/2017	ACH42517	FLORIDA POWER AND LIGHT	Electricity		803.23	414,354.63
04/26/2017	3785	BRIGHT HOUSE NETWORKS	4/27-5/26 - Cable/Internet		153.08	414,201.55
04/28/2017	3786	LUMAR'S CLEANING	Clealning Gatehouse - February		100.00	414,101.55
04/28/2017	10110DD	Robyn Davis	4/9-4/23 P/R		332.46	413,769.09
04/28/2017	ACH42817	Paychex	P/R Fees		65.25	413,703.84
04/28/2017	ACH042817	Paychex	4/9-4/26/17 P/R		64.32	413,639.52
Balance as of 4/30/2017				12,551.47	30,718.84	413,639.52



861-05-01-00 20464 22 C 001 30 S 65 002
 PALMS OF TERRA CEIA BAY COMM DEV DIST
 OPERATING ACCT
 2300 TERRA CEIA BAY BLVD
 PALMETTO FL 34221-5900

Your account statement

For 04/28/2017

Contact us



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 (800) 226-5228

■ BASIC PUBLIC FUND CHECKING [REDACTED]

Account summary

Your previous balance as of 03/31/2017	\$439,107.39
Checks	- 31,490.88
Other withdrawals, debits and service charges	- 2,832.88
Deposits, credits and interest	+ 12,551.47
Your new balance as of 04/28/2017	= \$417,335.10

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/04	3764	2,385.00	04/17	3772	100.00	04/28	3779	100.00
04/04	3765	4,643.75	04/17	3773	115.40	04/25	3780	1,940.00
04/25	3766	87.05	04/14	3774	1,800.00	04/24	3781	218.00
04/04	3767	152.94	04/13	3775	530.00	04/27	3782	5,450.00
04/04	3768	4,750.00	04/17	3776	80.00	04/24	3783	6,425.00
04/03	3769	16.00	04/24	3777	23.03	04/06	*10102	184.70
04/13	3770	250.00	04/25	3778	2,000.00	04/26	*10109	184.70
04/17	3771	55.31						

* indicates a skip in sequential check numbers above this item

Total checks = \$31,490.88

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/03	BUS ONLINE MANAGE USERS FEE 7261	-5.00
04/05	ACH CORP DEBIT 3106450023 DOORKING, INC PALMS OF TERRA CEIA BA	- 122.61
04/14	ACH CORP DEBIT WC-PREMIUM PAYX-PIA-WC PALMS OF TERRA CEIA BA	- 11.74
04/14	ACH CORP DEBIT TAXES PAYCHEX TPS PALMS OF TERRA CEIA BA	- 208.91
04/14	ACH CORP DEBIT PAYROLL PAYCHEX INC. PALMS OF TERRA CEIA BA	- 1,070.43
04/17	ACH CORP DEBIT INVOICE PAYCHEX EIB PALMS OF TERRA CEIA BA	- 136.93
04/21	SERVICE CHARGES - PRIOR PERIOD	- 12.00
04/25	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	- 12.84
04/25	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	- 17.94
04/25	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	- 18.13
04/25	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	- 57.40
04/25	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	- 73.35
04/25	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	- 570.55
04/26	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	53.02
04/27	ACH CORP DEBIT PAYROLL PAYCHEX INC. PALMS OF TERRA CEIA BA	- 332.46

continued

■ BASIC PUBLIC FUND CHECKING [REDACTED] (continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/28	ACH CORP DEBIT WC-PREMIUM PAYX-PIA-WC PALMS OF TERRA CEIA BA	9.24
04/28	ACH CORP DEBIT TAXES PAYCHEX TPS PALMS OF TERRA CEIA BA	55.08
04/28	ACH CORP DEBIT INVOICE PAYCHEX EIB PALMS OF TERRA CEIA BA	65.25
Total other withdrawals, debits and service charges		= \$2,832.88

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/19	A/P EFT MAN CO TAX COLL 2678 PALMS OF TERRA CEIA	12,491.47
04/24	INVOICE PAYCHEX EIB PALMS OF TERRA CEIA BA	60.00
Total deposits, credits and interest		= \$12,551.47



861-05-01-00 20464 0 C 001 30 S 66 002
 PALMS OF TERRA CEIA BAY COMM DEV DIST
 MONEY MARKET ACCT
 2300 TERRA CEIA BAY BLVD
 PALMETTO FL 34221-5900

Your account statement

For 04/28/2017

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 Now BB&T introduces a way to make it work for you:**

Refer up to 4 businesses and receive \$400! * Refer fellow businesses to open their first BB&T business checking account and you each receive \$100 deposited directly into your business checking accounts once offer requirements are met.

To participate in this incentive program, stop by your closest local financial center to pick up a registration form. Visit us online at **BBT.com/Business** for more information or call us at 800-BANK-BBT.

* Referring Client Incentive: Up to a maximum of four (4) \$100 incentives (for a total of \$400) is available to a referring client for each referred business that meets qualifiers. Existing clients must have a BB&T business checking account in good standing with a balance greater than or equal to \$250 within 90 days after the referred account qualifies for the incentive. Accounts are only reviewed once. Referred Client Incentive: A \$100 incentive will be paid to a referred client who meets the requirements of this offer. Offer is available for new business checking accounts when a referral coupon is submitted at account opening. The client's account must be in good standing with a balance greater than or equal to \$250 or have a minimum of 5 BB&T Business Debit Card purchase transactions totaling at least \$250 within 90 days from account opening to be eligible. Accounts are only reviewed once. Normal account opening balances apply. All referral and account opening bonuses will be credited to eligible accounts via Direct Deposit within 120 days from account opening and reported to the IRS as required by law. This offer cannot be combined with any other offer or promotion. In addition to all qualifiers listed above, Non-Resident Alien clients must also submit a valid Form W-8, NRA Certification Statement and a copy of their passport to BB&T by the time the account is reviewed for incentive eligibility as described above.

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■ PUBLIC FUND MONEY RATE SAVINGS 0000 [REDACTED]

Account summary

Your previous balance as of 03/31/2017	\$122,153.13
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 1.00
Your new balance as of 04/28/2017	= \$122,154.13

Interest summary

Interest paid this statement period	\$1.00
2017 interest paid year-to-date	\$4.02
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/28	EFFECTIVE DATE 4-30-17 INTEREST PAYMENT	1.00
Total deposits, credits and interest		= \$1.00

EXHIBIT 2.

**STATEMENT 1
PALMS OF TERRA CEIA BAY CDD
PROPOSED GENERAL FUND BUDGET FY2018 (NON-AD VALOREM)**

DESCRIPTION	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ADOPTED	FY 2017 YTD - MAR	FY 2018 PROPOSED	VARIANCE 2017 TO 2018
1 ASSESSMENT - AD VALOREM	289,721	299,502	\$ -	\$ -	\$ -	\$ -
2 ASSESSMENT - PRIOR YEARS	1,715	1,124	-	-	-	-
3 ASSESSMENT - NON-AD VALOREM (NET)	-	-	270,209	252,622	270,209	-
4 ASSESSMENT - NON-AD VALOREM ESTUARIES (NET)	-	-	6,000	-	6,000	-
5 INTEREST REVENUE	34	12	-	6	-	-
6 ELECTRIC SERVICE FEES	-	-	-	-	-	-
7 GATE DECAL FEES, RENTAL FEE, AD SALES	2,409	2,530	-	1,370	-	-
8 MISCELLANEOUS REVENUE	2,329	532	-	379	-	-
9 INSURANCE	-	27,261	-	-	-	-
10 ASSESSMENT DISCOUNTS	-	-	-	-	-	-
11 TOTAL REVENUE	296,208	330,961	276,209	254,377	276,209	-
12 EXPENDITURES						
13 PERSONNEL:						
14 BOARD OF SUPERVISORS SALARIES	10,954	15,400	12,000	6,200	12,000	-
15 ADMINISTRATIVE ASSISTANT	8,745	9,300	10,080	5,011	10,080	-
16 PAYROLL TAXES - FICA & FUTA	1,435	1,758	1,689	856	1,689	0
17 PAYROLL FEES	527	1,003	780	579	1,690	910
18 SUBTOTAL PERSONNEL	21,661	27,461	24,549	12,646	25,459	910
19 CONSULTING & PROFESSIONAL FEES:						
20 AUDIT SERVICES	8,300	4,500	3,100	-	3,200	100
21 LEGAL SERVICES	5,793	10,708	8,000	3,825	8,000	-
22 ENGINEERING SERVICES	878	3,500	2,000	1,319	2,000	-
23 DISTRICT MANAGEMENT	57,600	63,500	57,000	28,500	57,000	-
24 SUBTOTAL CONSULTING & PROFESSIONAL FEES	72,571	82,208	70,100	33,644	70,200	100
25 INSURANCE:						
26 PUBLIC OFFICIALS LIABILITY	-	2,140	2,500	2,403	2,500	-
27 FLOOD	856	918	900	-	985	85
28 WORKERS COMPENSATION	-	2,306	900	2,108	2,425	1,525
30 COMMERCIAL PACKAGE POLICY	11,129	6,982	7,500	5,669	7,000	(500)
31 SUBTOTAL INSURANCE	11,985	12,346	11,800	10,180	12,910	1,110
32 OFFICE:						
33 OFFICE SUPPLIES AND POSTAGE	1,423	455	2,000	1,018	2,000	-
34 RECORDS STORAGE	193	215	210	116	280	70
35 PUBLICATIONS	2,058	-	2,000	-	2,000	-
36 COMPUTER SOFTWARE & TECH SUPPORT	1,447	537	500	416	600	100
37 OFFICE EQUIPMENT	-	-	500	-	500	-
38 MISCELLANEOUS	735	852	250	-	150	(100)
39 SUBTOTAL OFFICE EXPENSES	5,856	2,059	5,460	1,550	5,530	70
40 GENERAL ADMINISTRATIVE:						
41 LEGAL ADVERTISING & MEETING NOTICES	4,075	4,110	4,000	419	4,000	-
42 STATE REGISTRATION	175	175	175	175	175	-
43 BANK SERVICES CHARGES	237	177	250	30	250	-
46 WEB-SITE MONTHLY HOSTING	-	1,200	960	497	980	20
47 SUBTOTAL GENERAL ADMINISTRATIVE	4,487	6,862	5,385	1,618	5,405	20
48 TOTAL ADMINISTRATIVE EXPENSES	116,560	130,936	117,294	59,638	119,504	2,210
49 UTILITIES & GATEHOUSE EXPENSES						
50 UTILITIES:						
51 ELECTRIC	13,756	13,680	18,000	6,079	16,000	(2,000)
52 WATER & SEWER	536	653	700	278	700	-
53 TELEPHONE & INTERNET	2,063	2,052	2,300	1,073	2,100	(200)
54 SUBTOTAL UTILITIES	16,355	16,385	21,000	7,430	18,800	(2,200)
55 GATEHOUSE/CONTROLLED ENTRY SYSTEMS:						
56 GATE SERVICE CONTRACT	10,173	6,960	6,425	-	6,425	-
57 GATE MAINTENANCE AND PARTS	507	3,909	2,000	2,064	3,500	1,500
58 CLEANING & BUILDING MAINTENANCE	2,124	2,011	1,200	469	2,200	1,000
59 ACCESS DECALS	1,400	1,523	875	780	1,500	625
60 GATE INSTALL	-	13,034	-	-	-	-
61 GH ATTENDANT (PAYROLL)	540	-	-	-	-	-
62 SUBTOTAL GATEHOUSE	14,744	27,437	10,500	3,313	13,625	3,125
63 TOTAL UTILITIES & GATEHOUSE EXP.	31,099	43,822	31,500	10,743	32,425	925

STATEMENT 1
PALMS OF TERRA CEIA BAY CDD
PROPOSED GENERAL FUND BUDGET FY2018 (NON-AD VALOREM)

DESCRIPTION	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ADOPTED	FY 2017 YTD - MAR	FY 2018 PROPOSED	VARIANCE 2017 TO 2018
64 GROUNDS & FIELD MAINTENANCE EXPENSES						
65 LANDSCAPE MAINTENANCE:						
66 LANDSCAPE CONTRACT	23,396	23,280	23,280	11,640	25,680	2,400
67 PEST CONTROL	-	20	800	40	300	(500)
68 PALM TREE TRIMMING (230 Palms)	8,170	6,213	5,500	5,190	5,500	-
70 PLANTS , IMPROVEMENTS, & ENHANCEMENTS	1,325	1,775	6,775	1,345	6,240	(535)
71 MULCHING	-	-	2,000	-	2,000	-
72 IRRIGATION REPAIR; OUTSIDE OF CONTRACT	4,575	3,325	6,000	1,645	5,500	(500)
73 ESTUARIES MANGROVE TRIMMING	-	-	6,000	-	6,000	-
74 SUBTOTAL LANDSCAPING	37,466	34,613	50,355	19,860	51,220	865
75 OTHER FIELD MAINTENANCE:						
76 HARDWARE & SUPPLIES; MISC. MAINT.	1,391	2,690	2,000	239	2,000	-
77 LIGHTING REPAIR & MAINTENANCE	3,206	11,314	8,000	152	6,000	(2,000)
78 PIER AND BOARDWALK MAINT.	-	580	5,000	-	4,000	(1,000)
79 HARDSCAPE MAINTENANCE	68	-	-	-	-	-
80 STREET REPAIR & MAINTENANCE	2,000	950	4,000	-	4,000	-
81 RESERVE STUDY	-	2,595	-	-	-	-
82 SUBTOTAL OTHER FIELD MAINTENANCE	6,665	18,129	19,000	391	16,000	(3,000)
83 ENVIRONMENTAL MAINTENANCE:						
84 STORMWATER SYSTEM MAINTENANCE	-	-	4,000	-	3,500	(500)
85 CONSERVATION EASEMENT MAINTENANCE	9,000	12,900	10,000	6,550	12,900	2,900
86 MANGROVE TRIMMING	6,500	14,750	10,000	7,000	7,000	(3,000)
87 LAKE MAINTENANCE	5,566	6,360	6,360	3,180	6,360	-
88 LAKE AQUATIC PLANTINGS	8,386	-	1,500	-	1,500	-
89 TRIPLOID GRASS CARP STOCKING	1,555	-	1,200	790	1,200	-
90 SUBTOTAL ENVIRONMENTAL MAINTENANCE	31,007	34,010	33,060	17,520	32,460	(600)
91 TOTAL GROUNDS & FIELD MAINTENANCE EXPENSES	75,138	86,752	102,415	37,771	99,680	(2,735)
92 TOTAL OPERATIONS & MAINTENANCE	222,797	261,510	251,209	108,152	251,609	400
93 DESIGNATED FUNDS:						
94 FOR OPERATIONS:						
96 APPROPRIATION TO CONTINGENCY/IMPROVEMENT FUND	28,700	-	-	-	-	-
98 SECURITY CAMERAS	454	-	-	-	-	-
99 BOARDWALK RENOVATIONS/IMPROVEMENTS	10,600	-	-	-	-	-
100 TOTAL DESIGNATE FUNDS	39,754	-	-	-	-	-
101 GENERAL FUND IMPROVEMENT PROJECT EXPENDITURES:						
107 PIER GATE	-	-	15,000	-	-	(15,000)
108 LED RETROFIT	-	-	10,000	8,700	-	(10,000)
109 CAPITAL IMPROVEMENT-OTHER (FY 2017 it was paid to A-Team for underground work)	-	-	-	4,280	24,600	24,600
110 TOTAL GENERAL FUND IMPROVEMENT PROJECT	-	-	25,000	12,980	24,600	(400)
111						
112 TOTAL GENERAL FUND EXPENDITURES	262,551	261,510	276,209	121,132	276,209	0
113						
114 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	33,657	69,451	-	133,245	(0)	(0)
115 BEGINNING FUND BALANCE - AS RESTATED	64,770	98,427	167,878	167,878	167,878	
116 FUND BALANCES ENDING	\$ 98,427	\$ 167,878	\$ 167,878	\$ 301,123	\$ 167,878	

FINANCIAL STATEMENT CATEGORY	VENDOR	SERVICE PROVIDED	ANNUAL AMOUNT OF CONTRACT	MONTHLY OR QUARTERLY AMOUNT OF CONTRACT	PAYMENT SCHEDULE	COMMENTS/SCOPE OF SERVICE
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EXPENDITURES ADMINISTRATIVE:

Column1	Column2	Column3	Column8	Column9	Column10	Column11
Board of Supervisors			\$ 12,000.00	\$ 1,000.00		Assumes 5 supervisor to be paid for 12 meetings
Administrative Assistant			\$ 10,080.00	\$ 720.00		Assistant is scheduled for 48 hours per month @\$15 per hour. Additional amount of \$1,440 for miscellaneous as needed
Payroll Taxes			1,689	\$ 76.50	MONTHLY	Approximately 7.65% of payroll
Payroll Svc. Fees			\$ 1,690.00	\$ 65.00		Processed by Paychex, per payroll period, 26 payrolls
Audit Services	Grau	Audit Services	\$ 3,200.00	Annual		Pursuant to agreement
Legal Services	DYE, DEITRICH, PETRUFF & ST. PAUL. P.L.	DISTRICT ATTORNEY	\$ 8,000.00	\$ -	VARIABLE	
ENGINEERING	Lombardo Foley	DISTRICT ENGINEER	\$ 2,000.00	\$ -	VARIABLE	
District Management	DPFG	DISTRICT MANAGEMENT	\$ 57,000.00	\$ 4,750.00	MONTHLY	
Public Officials Liability	Boyd Insurance		\$ 2,500.00		ANNUALLY	
Flood Insurance	Service Insurance		\$ 985.00		ANNUALLY	Policy period runs from 8/1 - 7/29 yearly. Anticipated 8% increase from PY
Workers Compensation	Paychex		\$ 2,425.00		Monthly	Policy for all BOS is \$2,000 annually and per payroll approximates \$16 per payroll for 26 payroll
Commercial Package Policy	Boyd Insurance		\$ 7,000.00		ANNUALLY	
Office Supplies & Postage	Misc. Administrative Expenditures for Asst.		\$ 2,000.00			
Records Storage	YARNALL RECORDS MANAGEMENT	STORAGE	\$ 280.00	\$ 23.03	MONTHLY	Approximates \$23.03 monthly. Slight increase from \$17.50
Publications	Accent Graphics		\$ 2,000.00		ANNUALLY	Printing of approximately 900 telephone directories
Computer Software & Tech support	Misc. expenditures as needed		\$ 600.00			Intechgrate Support approximates \$200 annually. Annual renewal of Microsoft \$100. Additional amount is for actual technical support of \$300 annually

Office Equipment	Misc. expenditures as needed		\$ 500.00			
Miscellaneous	As needed		\$ 150.00			
Legal Advertisements & Meeting Notices	BRADENTON HERALD	PUBLIC NOTICE	\$ 4,000.00	\$ -	VARIABLE	ESTIMATED; X3 PUBLIC HEARINGS AND X1 YEARLY MEETING SCHEDULE
REGULATORY AND PERMIT FEES	FL DEPART. OF COMMUNITY AFFAIRS	SPECIAL DISTRICT ANNUAL FILING FEE	\$ 175.00	\$ -	ANNUALLY	FIXED BY STATUTE
Bank Service Charges	BB&T		\$ 250.00			Monthly service charges assessed by BB&T
Travel & Per Diem			\$ -			No longer utilized
Website Hosting & Mgmt			\$ -			No longer utilized
Website Monthly Hosting	ATLAS PROFESSIONAL SERVICES	WEBSITE ADMINISTRATION FOR DISTRICT	\$ 980.00	\$ 80.00		\$80 per month + \$20 domain registration
Electric	Florida Power	Electricity for 7 meters	\$ 16,000.00	\$ -	Monthly	Electricity for 7 meters,
Water & Sewer	City of Palmetto	water	\$ 700.00	\$ 57.00		Average monthly is \$57 for service at 2311 W. 14th
Telephone & Internet	Brighthouse Networks	cable/internet	\$ 2,100.00	\$ 175.00		Monthly bill approximates \$175 per month
Gate Service Contract			\$ 6,425.00	\$ -		Contract is with TEM and contract period begins April of each year. Have yet to receive the CY renewal
Gate Maintenance & Parts	Misellaneous as needed		\$ 3,500.00		ANNUALLY	
Cleaning & Building Maintenance	Lumars Cleaning Service	Guardhouse Cleaning	\$ 2,200.00	\$ 100.00	Monthly	Lumars is \$100 per month. Additional \$1,000 for misc. maintenance & repairs
Access Decals	TEM Systems	Bar Code labels	\$ 1,500.00			
GH Attendant			\$ -			No longer utilized
Landscape Contract	Russell Kitching		\$ 25,680.00	\$ 2,140.00		
Pest Control	Jones & Sons		\$ 300.00	\$ 20.00	Monthly	Approximates \$20 per month. Additional \$60 for extra service
Palm Tree Trimming	Russell Kitching		\$ 5,500.00		ANNUALLY	Trim 230 Palms at \$4,140. Additional amount of \$1,360 is for any unanticipated palm removal or additional care
Plants Improvements & Enancements	RUSSELL KITCHING LAWN SERVICES, INC.		\$ 6,240.00			As requested by the Board of Supervisors such as storm clean up , extra sod or additional plant material

Mulching	RUSSELL KITCHING LAWN SERVICES, INC.	Mulching	\$ 2,000.00			
Irrigation Repairs	RUSSELL KITCHING LAWN SERVICES, INC.	Misc irrigation repairs	\$ 5,500.00			As needed
Estuaries mangrove trimming			\$ 6,000.00			
Hardware & Supplies			\$ 2,000.00			
Lighting Repair & Maintenance			\$ 6,000.00			
Pier & Boardwalk Maintenance			\$ 4,000.00			
Hardscape maintenance			\$ -			
Street Repair & Maintenance			\$ 4,000.00			
Stormwater System Maintenance			\$ 3,500.00			
Conservation Easement Maintenance	Stantec		\$ 12,900.00			Approximates \$3,225 per quarter
Mangrove Trimming			\$ 7,000.00			
Lake Maintenance	THE LAKE DOCTORS	SW POND AND POND BANK MAINTENANCE	\$ 6,360.00	\$ 530.00	MONTHLY	AMOUNT TAKEN FROM GL
Lake Aquatic Plantings			\$ 1,500.00			
Triploid Grass Carp Stocking			\$ 1,200.00			

PALMS OF TERRA CEIA BAY CDD
PROPOSED CAPITAL PROJECTS FUND BUDGET FY2018 (NON AD VALOREM)

	CAPITAL PROJECTS FUND					VARIANCE 2017 TO 2018
	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ADOPTED	FY 2018 PROPOSED	
REVENUE						
ASSESSMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ASSESSMENT - CAPITAL IMPROVEMENTS	-	-	-	48,000	48,000	-
ASSESSMENT - PRIOR YEARS	-	-	-	-	-	-
INTEREST REVENUE	-	-	-	-	-	-
ELECTRIC SERVICE FEES	-	-	-	-	-	-
GATE DECAL FEES, RENTAL FEE, AD SALES	-	-	-	-	-	-
MISCELLANEOUS REVENUE	-	-	-	-	-	-
APPROPRIATED FUND BALANCE	-	-	-	-	-	-
SERVICE	-	-	-	-	-	-
ASSESSMENT ON-ROLL (Alloc. To Roads Improvement)	103,688	22,396	23,163	-	-	-
ASSESSMENT ON-ROLL (Alloc. To Facilities)	2,832	-	-	-	-	-
ASSESSMENT ON-ROLL (Alloc. To Pier Improvement)	-	7,628	7,889	-	-	-
ASSESSMENT ON-ROLL (Alloc. To Boardwalk Improvement)	-	7,171	7,416	-	-	-
ASSESSMENT ON-ROLL (Alloc. To Gatehouse Improvement)	-	7,636	7,897	-	-	-
ASSESSMENT ON-ROLL (Alloc. To Stormhouse Improvement)	-	-	-	-	-	-
ASSESSMENT ON-ROLL (Alloc. To Stormwater System Improvement)	-	9,669	4,780	-	-	-
ASSESSMENT DISCOUNTS	-	-	-	-	-	-
TOTAL REVENUE	106,520	54,500	51,145	48,000	48,000	-
CAPITAL IMPROVEMENT PROJECT EXPENDITURES:						
APPROPRIATION:ROAD IMPROVEMENTS	-	-	-	-	-	-
APPROPRIATION:FACILITIES FUND:PIER	-	-	-	-	-	-
APPROPRIATION:FACILITIES FUND:BOARDWALK	-	-	-	-	-	-
APPROPRIATION:FACILITIES FUND:GATEHOUSE & EQUIP	-	5,000	-	-	-	-
APPROPRIATION:STORMWATER	-	-	-	-	-	-
RESERVE STUDY	-	-	-	48,000	48,000	-
TOTAL CAPITAL FUND EXPENDITURES	-	5,000	-	48,000	48,000	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	106,520	49,500	51,145	-	-	-
NET CHANGE IN FUND BALANCE	-	49,500	51,145	-	-	-
FUND BALANCE - BEGINNING	-	106,520	156,020	-	-	-
FUND BALANCE - APPROPRIATED	-	49,500	-	-	-	-
FUND BALANCE-ENDING	106,520	156,020	207,165	-	-	-

EXHIBIT 3.

RESOLUTION 2017-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PALMS OF TERRA CEIA BAY COMMUNITY DEVELOPMENT
DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR
2017-2018; SETTING A PUBLIC HEARING THEREON PURSUANT TO
FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Palms of Terra Ceia Bay Community Development District (“District”) prior to June 15, 2017, a proposed operating and maintenance budget and debt service budget for Fiscal Year 2017-2018; and

WHEREAS, the Board of the District considered the proposed budget(s) and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE PALMS OF TERRA CEIA BAY COMMUNITY
DEVELOPMENT DISTRICT:**

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2017-2018 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: _____

LOCATION: _____

3. The District Manager is hereby directed to submit a copy of the proposed budget(s) to the Manatee County Administrator at least 60 days prior to the hearing date set above.

4. In accordance with Section 189.418, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget(s) on the District's website at least two days before the budget hearing date as set forth in section 2. If the District does not have its own website, the District's Secretary is directed to transmit this approved budget(s) to the managers or administrators of the governmental agency(s) listed above for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2017.

ATTEST:

BOARD OF SUPERVISORS OF THE
PALMS OF TERRA CEIA BAY
COMMUNITY DEVELOPMENT
DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

Exhibit A: Proposed FY 2017-2018 Budget(s)



Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
Redevelopment District
Affordable Housing Financing
Other Public Financing
Compliance
Entitlement Analysis
Cash Flow Feasibility Analysis

Disclosure Services
Engineering Services
Project Management Services
Capital Markets Group
Property Tax Appeals
CDD Management Services
Look Back Diagnostic Review
Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

www.dpf.com

Orange County, CA

27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675
P: (949) 388-9269
F: (949) 388-9272

Sacramento, CA

4380 Auburn Blvd.
Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
Suite 340
Maitland, FL 32751
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL

15310 Amberly Drive, Suite 175
Tampa, FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC

1340 Environ Way, Suite 328
Chapel Hill, NC 27517
P: (919) 321-0232
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Charleston, SC

4000 S. Faber Place Drive, Suite 300
N. Charleston, SC 29405
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