

# **BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT**

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DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## **BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING  
NOVEMBER 1, 2016**

# BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT

## AGENDA

### NOVEMBER 1, 2016 at 6:00 p.m.

at the Rizzetta & Company Office located at 9428 Camden Field Parkway, Riverview, FL 33578

<b>District Board of Supervisors</b>	Ralph Skokanic Anthony Orlando Taylor Fiorelli Edward Krayewski	Chairman Vice Chairman Assistant Secretary Assistant Secretary
<b>District Manager</b>	Greg Cox	Rizzetta & Company, Inc.
<b>District Attorney</b>	John Vericker Vivek Babbar	Straley & Robin Straley & Robin
<b>District Engineer</b>	David Bell	Landmark Engineering

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

#### **The District Agenda is comprised of five different sections:**

The meeting will begin promptly at **6:00 p.m.** with the first section which is called **Audience Comments**. The Audience Comments portion of the agenda is when individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The Business Items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 533-2950 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshop sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578**

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**Board of Supervisors**  
**Bahia Lakes Community**  
**Development District**

October 24, 2016

**AGENDA**

Dear Board Members:

The Bahia Lakes Community Development District regular meeting of the Board of Supervisors will be held on **Tuesday, November 1, 2016 at 6:00 p.m.** at the Rizzetta & Company office located at 9428 Camden Field Parkway, Riverview, FL 33578. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
- 4. BUSINESS ITEMS**
  - A.** MBS Capital Markets Bond Introduction
  - B.** Presentation of the Preliminary Second Special Assessment Report.....Tab 1
  - C.** Consideration of Resolution 2017-04, Declaring Special Assessments.....Tab 2
  - D.** Consideration of Resolution 2017-05, Setting the Public Hearing for Special Assessments .....Tab 3
  - E.** Review of the Assessment Notification Letter .....Tab 4
- 5. STAFF REPORTS**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

*Greg Cox*

Greg Cox  
Regional District Manager

# Tab 1



Rizzetta & Company



# **Bahia Lakes Community Development District**

## **Preliminary Second Special Assessment Allocation Report**

**Capital Improvement Revenue Refunding Bonds,  
Series 2016**

12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625  
[rizzetta.com](http://rizzetta.com)

November 1, 2016

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## I. INTRODUCTION

This Preliminary Second Special Assessment Allocation Report is being presented in anticipation of a refunding and defeasance of bonds by the Bahia Lakes Community Development District (“District”), a local unit of special purpose government established in accordance with Chapter 190, Florida Statutes. The District proposes to issue Capital Improvement Revenue Refunding Bonds, Series 2016 (the “Series 2016 Bonds”), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments expected to be levied by the District in connection with the transaction.

## II. DEFINED TERMS

**“2006 Report”** – The Final Special Assessment Allocation Report dated September 28, 2006, which specified the allocation methodology to be used for the District’s Series 2006 Assessments.

**“District”** – Bahia Lakes Community Development District.

**“Indenture”** – The District’s Second Supplemental Trust Indenture dated December 1, 2016.

**“Series 2006 Assessments”** – Special assessments levied to secure the District’s Series 2006 Bonds.

**“Series 2006 Bonds”** – \$2,915,000 Bahia Lakes Community Development District Capital Improvement Revenue Bonds, Series 2006.

**“Series 2006 Project”** – A portion of the District’s public infrastructure program funded with the proceeds of the Series 2006 Bonds.

**“Series 2016 Assessments”** – Special assessments that will secure repayment of the District’s Series 2016 Bonds.

**“Series 2016 Bonds”** – \$2,665,000 Bahia Lakes Community Development District Capital Improvement Revenue Refunding Bonds, Series 2016.



### **III. DISTRICT INFORMATION**

The District was established pursuant to the Hillsborough County Ordinance #06-5 which became effective on February 24, 2006. Pursuant to Resolution 2006-30, the District authorized the sale of the District's Series 2006 Bonds. Ultimately 441 residential units were developed within the District which are subject to the Series 2006 Assessments. See Table 1 for a detail of the number of lots currently encumbered with Series 2006 Assessments.

### **IV. SERIES 2006 PROJECT**

There are no changes to the Series 2006 Project associated with this refunding. See the District Engineer's Report dated October 2005 for more detail.

### **V. PRELIMINARY SERIES 2016 BONDS AND ASSESSMENTS**

The Series 2006 Bonds are currently outstanding in the principal amount of \$2,465,000. In order to take advantage of market conditions, the District intends to refund and defease the Series 2006 Bonds with new Series 2016 Bonds, repayment of which will be secured by the Series 2016 Assessments on the lands currently encumbered by Series 2006 Assessments. It is expected that the District will subsequently present a final version of this report which will detail the final bond pricing. Accordingly, all figures presented herein should be considered as subject to final pricing.

The Series 2016 Bonds will be issued in the estimated par amount of \$2,665,000. The bond proceeds will be combined with available funds on-hand to make the required escrow deposits associated with defeasance of the Series 2006 Bonds, with the remainder being used to fund a debt service reserve and associated issuance costs. Detailed Series 2016 Bond financing information can be found in Table 2. The Series 2016 Assessments will be imposed in the estimated initial principal amount of \$2,665,000 and will be structured in order to satisfy the District's debt service obligations for the Series 2016 Bonds. Because these assessments are normally collected via the Hillsborough County tax bill process, the assessments have been augmented to allow for County collection costs and early payment discounts, which have been estimated for purposes of this report. See Table 3.

The sale of the Series 2016 Bonds will be accomplished through a private placement of the Series 2016 Bonds to a single purchaser. In the event that the Series 2016 Bonds lose their tax-exempt status, the District is required to pay a higher rate of interest to the bondholder in accordance with the terms of the Indenture. Therefore, the assessment lien securing the Series 2016 Bonds includes the obligation to pay assessments corresponding to this higher interest rate in the event the Series 2016 Bonds lose their tax-exempt status. In addition, the District may be required to pay an amount equal to any interest, penalties on overdue interest, and additions to tax owed by the bondholder as a consequence of the Series 2016 Bonds losing their tax exempt status. The actual amount of such interest, penalties and additions to tax is indeterminable at this point in time, but the assessment lien





securing the Series 2016 Bonds similarly includes the obligation to pay assessments to fund an amount equal to that owed by the bondholder for interest, penalties on overdue interest, and additions to tax in an amount equal to that owed by the bondholder as a consequence of the Series 2016 Bonds losing their tax exempt status.

## **VI. PRELIMINARY SERIES 2016 ASSESSMENT ALLOCATION**

The District is securing repayment of the Series 2016 Bonds with the Series 2016 Assessments, as contemplated under Florida Statutes Chapters 170 and 190, on those parcels currently encumbered by Series 2006 Assessments. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. These special benefits are specific to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. The District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

Pursuant to District Resolution 2006-32, the District's Board of Supervisors determined in relevant part that 1) the Series 2006 Project conferred special benefit upon the parcels to be encumbered with Series 2006 Assessments and 2) that the proposed allocation of Series 2006 Assessments, as specified in the 2006 Report, was fair and reasonable. As stated above, the Series 2006 Project is now complete, and there are no changes associated with this refunding. As such, the District's previous determination of special benefit is still valid.

The Series 2016 Assessments will be allocated among the parcels currently subject to the Series 2006 Assessments using the same methodology found in the 2006 Report. The configuration of the parcels and the benefit conferred by the Series 2006 Project remains consistent. Accordingly, the Series 2016 Assessment allocation is fair and reasonable, and the resulting per unit assessments fall within acceptable benefit levels. See Table 4 for the new Series 2016 Assessments for each land use, along with a comparison of the current Series 2006 annual installment to illustrate the relative reduction in annual payments enjoyed by each of the land uses.

The maximum debt service assessment lien amount established in connection with the original financing of the Series 2006 Project shall survive the anticipated refinancing.

The Preliminary Series 2016 Assessment Roll can be found on page A-4.



## **VII. PREPAYMENT OF SERIES 2016 ASSESSMENTS**

The Series 2016 Assessments encumbering a parcel may be prepaid in full at anytime, without penalty, together with interest at the rate on the Series 2016 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

## **VIII. ADDITIONAL STIPULATIONS**

All provisions of the Modifications and Revisions section of the 2006 Report remain in full force and effect. To the extent any provisions of the 2006 Report conflict with this Supplemental Report, the provisions of this report shall prevail. Certain financing and development data was provided by members of District staff and professionals retained in connection with the financing. The allocation methodology described herein was based on information regarding the underlying bond transaction provided by those professionals. Rizzetta & Company makes no representation regarding said transaction beyond restatement of the factual information necessary for compilation of this report, except for information incidental to the transaction which was provided by Rizzetta & Company

Rizzetta & Company, Inc. is not a licensed Municipal Advisor or Securities Broker, nor is it serving in any capacity that can be construed as providing financial advice or recommendations on the feasibility, marketability, or structure of the financial model and costs provided by others in this report. Rizzetta & Company, Inc.'s scope is limited to the language and allocation of the methodology within this report only. For additional information about the Series 2016 Bond structure and related items, please refer to the Indenture.



**EXHIBIT A:**

**PRELIMINARY ALLOCATION METHODOLOGY**



Rizzetta & Company

**BAHIA LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

**TABLE 1: CURRENT SERIES 2006 PRODUCT MIX**

<u>PRODUCT</u>	<u>TOTAL UNITS (1)</u>
Single Family 40'	180
Single Family 50'	128
Single Family 60'	116
Single Family 70'	17
<b>TOTAL:</b>	<u>441</u>

(1) There have been zero (0) Series 2006 prepayments.

**BAHIA LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

**TABLE 2: PRELIMINARY FINANCING INFORMATION - SERIES 2016 BONDS**

Issue Date		December 20, 2016
Final Maturity		May 1, 2037
Average Coupon Rate		3.200%
Maximum Annual Debt Service (MADS)		\$177,600.00
 <b>SOURCES:</b>		
<b>PAR AMOUNT</b>		<b>\$2,665,000.00</b>
Revenue Account		\$100,000.00
Reserve Fund		\$50,000.00
Total Net Proceeds		<u>\$2,815,000.00</u>
 <b>USES:</b>		
Cash Deposit		(\$2,494,107.54)
Debt Service Reserve Fund		(\$71,040.00) (1)
Interest through 11/1/2017		(\$57,392.44)
Cost of Issuance		(\$164,237.50)
Contingency		(\$25,000.00)
Rounding		<u>(\$3,222.52)</u>
Total Uses		(\$2,815,000.00)
 (1) 40% of MADS		
<b>Source: District Placement Agent</b>		

**TABLE 3: PRELIMINARY FINANCING INFORMATION - SERIES 2016 ASSESSMENTS**

First Installment		FY 2016/2017 (1)
Final Installment		FY 2036/2037 (1)
Average Interest Rate		3.200%
 <b>Initial Principal Amount</b>		
		<b>\$2,665,000.00</b>
Aggregate Annual Installment		\$177,600.00 (2)
Estimated County Collection Costs	2.00%	\$3,624.49 (3)
Maximum Early Payment Discounts	4.00%	<u>\$7,551.02 (3)</u>
Total Annual Installment		\$188,775.51
 (1) Ultimate collection schedule at the District's discretion		
(2) Based on aggregate MADS for the Series 2016 Bonds.		
(3) May vary as provided by law.		

**BAHIA LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

**TABLE 4: PRELIMINARY ASSESSMENT ALLOCATION - SERIES 2016 ASSESSMENTS <sup>(1)</sup>**

<b>PRODUCT</b>	<b>PER UNIT EAU<sub>s</sub></b>	<b>UNITS</b>	<b>PRODCUT TOTAL PRINCIPAL <sup>(2) (3)</sup></b>	<b>PER UNIT TOTAL PRINCIPAL <sup>(3)</sup></b>	<b>PRODUCT ANNUAL INSTLMT. <sup>(2)(4)</sup></b>	<b>PER UNIT ANNUAL INSTLMT. <sup>(4)</sup></b>	<b>SERIES 2006 REMAINING PRINCIPAL <sup>(3)</sup></b>	<b>SERIES 2006 ANNUAL INSTLMT. <sup>(4)</sup></b>
Single Family 40'	0.80	180	\$882,206.90	\$4,901.15	\$62,491.20	\$347.17	\$4,542.53	\$391.49
Single Family 50'	1.00	128	\$784,183.91	\$6,126.44	\$55,547.74	\$433.97	\$5,678.16	\$489.36
Single Family 60'	1.20	116	\$852,800.00	\$7,351.72	\$60,408.16	\$520.76	\$6,813.79	\$587.23
Single Family 70'	1.40	17	\$145,809.20	\$8,577.01	\$10,328.41	\$607.55	\$7,949.41	\$685.11
<b>TOTAL</b>		<b>441</b>	<b>\$2,665,000.00</b>		<b>\$188,775.51</b>			

<b>Annual Savings Per Unit</b>		
Single Family 40'	<b>11.32%</b>	<b>\$44</b>
Single Family 50'	<b>11.32%</b>	<b>\$55</b>
Single Family 60'	<b>11.32%</b>	<b>\$66</b>
Single Family 70'	<b>11.32%</b>	<b>\$78</b>

- (1) Allocation of Series 2016 Assessments based on existing EAU methodology.  
(2) Product total shown for illustrative purposes only and are not fixed per product type.  
(3) Assumes payment of final Series 2006 annual installment.  
(4) Includes estimated Hillsborough County collection costs/payment discounts, which may fluctuate.

**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620012	40	\$4,901.15	\$347.17
563620014	40	\$4,901.15	\$347.17
563620016	40	\$4,901.15	\$347.17
563620018	40	\$4,901.15	\$347.17
563620020	40	\$4,901.15	\$347.17
563620022	40	\$4,901.15	\$347.17
563620024	40	\$4,901.15	\$347.17
563620026	40	\$4,901.15	\$347.17
563620028	40	\$4,901.15	\$347.17
563620030	40	\$4,901.15	\$347.17
563620032	40	\$4,901.15	\$347.17
563620034	40	\$4,901.15	\$347.17
563620036	40	\$4,901.15	\$347.17
563620038	40	\$4,901.15	\$347.17
563620040	40	\$4,901.15	\$347.17
563620042	40	\$4,901.15	\$347.17
563620044	40	\$4,901.15	\$347.17
563620046	40	\$4,901.15	\$347.17
563620048	40	\$4,901.15	\$347.17
563620372	0	\$0.00	\$0.00
563620394	0	\$0.00	\$0.00
563620396	0	\$0.00	\$0.00
563620398	0	\$0.00	\$0.00
563620374	0	\$0.00	\$0.00
563620384	0	\$0.00	\$0.00
563620400	0	\$0.00	\$0.00
563620050	40	\$4,901.15	\$347.17
563620052	40	\$4,901.15	\$347.17
563620054	40	\$4,901.15	\$347.17
563620056	40	\$4,901.15	\$347.17
563620058	40	\$4,901.15	\$347.17
563620060	40	\$4,901.15	\$347.17
563620062	40	\$4,901.15	\$347.17
563620064	40	\$4,901.15	\$347.17
563620066	40	\$4,901.15	\$347.17
563620068	40	\$4,901.15	\$347.17
563620070	40	\$4,901.15	\$347.17
563620072	40	\$4,901.15	\$347.17
563620074	40	\$4,901.15	\$347.17
563620076	40	\$4,901.15	\$347.17
563620078	40	\$4,901.15	\$347.17
563620080	40	\$4,901.15	\$347.17
563620082	40	\$4,901.15	\$347.17
563620084	40	\$4,901.15	\$347.17
563620086	40	\$4,901.15	\$347.17
563620088	40	\$4,901.15	\$347.17



**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620090	40	\$4,901.15	\$347.17
563620092	40	\$4,901.15	\$347.17
563620094	40	\$4,901.15	\$347.17
563620096	40	\$4,901.15	\$347.17
563620098	40	\$4,901.15	\$347.17
563620100	40	\$4,901.15	\$347.17
563620102	40	\$4,901.15	\$347.17
563620104	40	\$4,901.15	\$347.17
563620106	40	\$4,901.15	\$347.17
563620108	40	\$4,901.15	\$347.17
563620110	40	\$4,901.15	\$347.17
563620112	40	\$4,901.15	\$347.17
563620114	40	\$4,901.15	\$347.17
563620116	40	\$4,901.15	\$347.17
563620118	40	\$4,901.15	\$347.17
563620120	40	\$4,901.15	\$347.17
563620122	40	\$4,901.15	\$347.17
563620124	40	\$4,901.15	\$347.17
563620126	40	\$4,901.15	\$347.17
563620128	40	\$4,901.15	\$347.17
563620130	40	\$4,901.15	\$347.17
563620132	40	\$4,901.15	\$347.17
563620134	40	\$4,901.15	\$347.17
563620136	40	\$4,901.15	\$347.17
563620138	40	\$4,901.15	\$347.17
563620140	40	\$4,901.15	\$347.17
563620142	40	\$4,901.15	\$347.17
563620144	40	\$4,901.15	\$347.17
563620146	40	\$4,901.15	\$347.17
563620148	40	\$4,901.15	\$347.17
563620150	40	\$4,901.15	\$347.17
563620152	40	\$4,901.15	\$347.17
563620154	40	\$4,901.15	\$347.17
563620156	40	\$4,901.15	\$347.17
563620158	40	\$4,901.15	\$347.17
563620160	40	\$4,901.15	\$347.17
563620162	40	\$4,901.15	\$347.17
563620164	40	\$4,901.15	\$347.17
563620166	40	\$4,901.15	\$347.17
563620168	40	\$4,901.15	\$347.17
563620170	40	\$4,901.15	\$347.17
563620172	40	\$4,901.15	\$347.17
563620174	40	\$4,901.15	\$347.17
563620176	40	\$4,901.15	\$347.17
563620178	40	\$4,901.15	\$347.17
563620180	40	\$4,901.15	\$347.17





**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620182	40	\$4,901.15	\$347.17
563620184	40	\$4,901.15	\$347.17
563620186	40	\$4,901.15	\$347.17
563620188	40	\$4,901.15	\$347.17
563620190	40	\$4,901.15	\$347.17
563620192	40	\$4,901.15	\$347.17
563620194	40	\$4,901.15	\$347.17
563620196	40	\$4,901.15	\$347.17
563620198	40	\$4,901.15	\$347.17
563620200	40	\$4,901.15	\$347.17
563620202	40	\$4,901.15	\$347.17
563620204	40	\$4,901.15	\$347.17
563620206	40	\$4,901.15	\$347.17
563620208	40	\$4,901.15	\$347.17
563620402	0	\$0.00	\$0.00
563620210	40	\$4,901.15	\$347.17
563620212	40	\$4,901.15	\$347.17
563620214	40	\$4,901.15	\$347.17
563620216	40	\$4,901.15	\$347.17
563620218	40	\$4,901.15	\$347.17
563620220	40	\$4,901.15	\$347.17
563620222	40	\$4,901.15	\$347.17
563620224	40	\$4,901.15	\$347.17
563620226	40	\$4,901.15	\$347.17
563620228	40	\$4,901.15	\$347.17
563620230	40	\$4,901.15	\$347.17
563620232	40	\$4,901.15	\$347.17
563620234	40	\$4,901.15	\$347.17
563620236	40	\$4,901.15	\$347.17
563620238	40	\$4,901.15	\$347.17
563620240	40	\$4,901.15	\$347.17
563620242	40	\$4,901.15	\$347.17
563620244	40	\$4,901.15	\$347.17
563620246	40	\$4,901.15	\$347.17
563620248	40	\$4,901.15	\$347.17
563620250	40	\$4,901.15	\$347.17
563620252	40	\$4,901.15	\$347.17
563620254	40	\$4,901.15	\$347.17
563620256	40	\$4,901.15	\$347.17
563620258	40	\$4,901.15	\$347.17
563620260	40	\$4,901.15	\$347.17
563620262	40	\$4,901.15	\$347.17
563620264	40	\$4,901.15	\$347.17
563620266	40	\$4,901.15	\$347.17
563620268	40	\$4,901.15	\$347.17
563620270	40	\$4,901.15	\$347.17



**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620272	40	\$4,901.15	\$347.17
563620274	40	\$4,901.15	\$347.17
563620276	40	\$4,901.15	\$347.17
563620278	40	\$4,901.15	\$347.17
563620280	40	\$4,901.15	\$347.17
563620282	40	\$4,901.15	\$347.17
563620284	40	\$4,901.15	\$347.17
563620286	40	\$4,901.15	\$347.17
563620288	40	\$4,901.15	\$347.17
563620290	40	\$4,901.15	\$347.17
563620292	40	\$4,901.15	\$347.17
563620294	40	\$4,901.15	\$347.17
563620296	40	\$4,901.15	\$347.17
563620298	40	\$4,901.15	\$347.17
563620300	40	\$4,901.15	\$347.17
563620302	40	\$4,901.15	\$347.17
563620304	40	\$4,901.15	\$347.17
563620306	40	\$4,901.15	\$347.17
563620308	40	\$4,901.15	\$347.17
563620310	40	\$4,901.15	\$347.17
563620312	40	\$4,901.15	\$347.17
563620314	40	\$4,901.15	\$347.17
563620316	40	\$4,901.15	\$347.17
563620318	40	\$4,901.15	\$347.17
563620320	40	\$4,901.15	\$347.17
563620322	40	\$4,901.15	\$347.17
563620324	40	\$4,901.15	\$347.17
563620326	40	\$4,901.15	\$347.17
563620328	40	\$4,901.15	\$347.17
563620330	40	\$4,901.15	\$347.17
563620332	40	\$4,901.15	\$347.17
563620334	40	\$4,901.15	\$347.17
563620336	40	\$4,901.15	\$347.17
563620338	40	\$4,901.15	\$347.17
563620340	40	\$4,901.15	\$347.17
563620342	40	\$4,901.15	\$347.17
563620344	40	\$9,802.30	\$694.35
563620348	40	\$4,901.15	\$347.17
563620350	40	\$4,901.15	\$347.17
563620352	40	\$4,901.15	\$347.17
563620354	40	\$4,901.15	\$347.17
563620356	40	\$4,901.15	\$347.17
563620358	40	\$4,901.15	\$347.17
563620360	40	\$4,901.15	\$347.17
563620362	40	\$4,901.15	\$347.17
563620364	40	\$4,901.15	\$347.17



**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620366	40	\$4,901.15	\$347.17
563620368	40	\$4,901.15	\$347.17
563620370	40	\$4,901.15	\$347.17
563620386	0	\$0.00	\$0.00
563620388	0	\$0.00	\$0.00
563620390	0	\$0.00	\$0.00
563620392	0	\$0.00	\$0.00
563620376	0	\$0.00	\$0.00
563620378	0	\$0.00	\$0.00
563620380	0	\$0.00	\$0.00
563620382	0	\$0.00	\$0.00
563620404	0	\$0.00	\$0.00
563620648	0	\$0.00	\$0.00
563620652	0	\$0.00	\$0.00
563620658	0	\$0.00	\$0.00
563620660	0	\$0.00	\$0.00
563620650	0	\$0.00	\$0.00
563620664	0	\$0.00	\$0.00
563620422	70	\$8,577.01	\$607.55
563620424	70	\$8,577.01	\$607.55
563620426	70	\$8,577.01	\$607.55
563620428	70	\$8,577.01	\$607.55
563620430	70	\$8,577.01	\$607.55
563620432	70	\$8,577.01	\$607.55
563620434	70	\$8,577.01	\$607.55
563620436	70	\$8,577.01	\$607.55
563620438	70	\$8,577.01	\$607.55
563620440	70	\$8,577.01	\$607.55
563620442	70	\$8,577.01	\$607.55
563620444	70	\$8,577.01	\$607.55
563620446	70	\$8,577.01	\$607.55
563620448	70	\$8,577.01	\$607.55
563620450	70	\$8,577.01	\$607.55
563620452	70	\$8,577.01	\$607.55
563620454	70	\$8,577.01	\$607.55
563620456	60	\$7,351.72	\$520.76
563620458	60	\$7,351.72	\$520.76
563620460	60	\$7,351.72	\$520.76
563620462	60	\$7,351.72	\$520.76
563620464	60	\$7,351.72	\$520.76
563620466	60	\$7,351.72	\$520.76
563620468	60	\$7,351.72	\$520.76
563620470	60	\$7,351.72	\$520.76
563620472	60	\$7,351.72	\$520.76
563620474	60	\$7,351.72	\$520.76
563620476	60	\$7,351.72	\$520.76



**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620478	60	\$7,351.72	\$520.76
563620480	60	\$7,351.72	\$520.76
563620482	60	\$7,351.72	\$520.76
563620484	60	\$7,351.72	\$520.76
563620486	60	\$7,351.72	\$520.76
563620488	60	\$7,351.72	\$520.76
563620490	60	\$7,351.72	\$520.76
563620492	60	\$7,351.72	\$520.76
563620494	60	\$7,351.72	\$520.76
563620496	60	\$7,351.72	\$520.76
563620498	60	\$7,351.72	\$520.76
563620500	60	\$7,351.72	\$520.76
563620502	60	\$7,351.72	\$520.76
563620504	60	\$7,351.72	\$520.76
563620662	0	\$0.00	\$0.00
563620506	60	\$7,351.72	\$520.76
563620508	60	\$7,351.72	\$520.76
563620510	60	\$7,351.72	\$520.76
563620512	50	\$6,126.44	\$433.97
563620514	50	\$6,126.44	\$433.97
563620516	50	\$6,126.44	\$433.97
563620518	50	\$6,126.44	\$433.97
563620520	50	\$6,126.44	\$433.97
563620522	50	\$6,126.44	\$433.97
563620524	50	\$6,126.44	\$433.97
563620526	50	\$6,126.44	\$433.97
563620528	50	\$6,126.44	\$433.97
563620530	50	\$6,126.44	\$433.97
563620532	50	\$6,126.44	\$433.97
563620534	50	\$6,126.44	\$433.97
563620536	50	\$6,126.44	\$433.97
563620538	50	\$6,126.44	\$433.97
563620540	50	\$6,126.44	\$433.97
563620542	50	\$6,126.44	\$433.97
563620544	50	\$6,126.44	\$433.97
563620546	50	\$6,126.44	\$433.97
563620548	50	\$6,126.44	\$433.97
563620550	50	\$6,126.44	\$433.97
563620552	50	\$6,126.44	\$433.97
563620554	50	\$6,126.44	\$433.97
563620556	50	\$6,126.44	\$433.97
563620558	50	\$6,126.44	\$433.97
563620560	50	\$6,126.44	\$433.97
563620562	50	\$6,126.44	\$433.97
563620564	50	\$6,126.44	\$433.97
563620566	50	\$6,126.44	\$433.97



**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620568	50	\$6,126.44	\$433.97
563620570	50	\$6,126.44	\$433.97
563620572	50	\$6,126.44	\$433.97
563620574	50	\$6,126.44	\$433.97
563620576	50	\$6,126.44	\$433.97
563620578	50	\$6,126.44	\$433.97
563620580	50	\$6,126.44	\$433.97
563620582	50	\$6,126.44	\$433.97
563620584	50	\$6,126.44	\$433.97
563620586	50	\$6,126.44	\$433.97
563620588	50	\$6,126.44	\$433.97
563620590	50	\$6,126.44	\$433.97
563620592	50	\$6,126.44	\$433.97
563620594	50	\$6,126.44	\$433.97
563620596	50	\$6,126.44	\$433.97
563620598	50	\$6,126.44	\$433.97
563620600	50	\$6,126.44	\$433.97
563620602	50	\$6,126.44	\$433.97
563620604	50	\$6,126.44	\$433.97
563620606	50	\$6,126.44	\$433.97
563620608	50	\$6,126.44	\$433.97
563620610	50	\$6,126.44	\$433.97
563620612	50	\$6,126.44	\$433.97
563620614	50	\$6,126.44	\$433.97
563620616	50	\$6,126.44	\$433.97
563620618	50	\$6,126.44	\$433.97
563620620	50	\$6,126.44	\$433.97
563620622	50	\$6,126.44	\$433.97
563620624	50	\$6,126.44	\$433.97
563620626	60	\$7,351.72	\$520.76
563620628	60	\$7,351.72	\$520.76
563620630	60	\$7,351.72	\$520.76
563620632	60	\$7,351.72	\$520.76
563620634	60	\$7,351.72	\$520.76
563620636	60	\$7,351.72	\$520.76
563620638	60	\$7,351.72	\$520.76
563620640	60	\$7,351.72	\$520.76
563620642	60	\$7,351.72	\$520.76
563620644	60	\$7,351.72	\$520.76
563620646	60	\$7,351.72	\$520.76
563620666	0	\$0.00	\$0.00
563620654	0	\$0.00	\$0.00
563620656	0	\$0.00	\$0.00
563620836	0	\$0.00	\$0.00
563620837	0	\$0.00	\$0.00
563620682	60	\$7,351.72	\$520.76



**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620684	60	\$7,351.72	\$520.76
563620686	60	\$7,351.72	\$520.76
563620688	60	\$7,351.72	\$520.76
563620690	60	\$7,351.72	\$520.76
563620692	60	\$7,351.72	\$520.76
563620694	60	\$7,351.72	\$520.76
563620696	60	\$7,351.72	\$520.76
563620698	60	\$7,351.72	\$520.76
563620700	60	\$7,351.72	\$520.76
563620702	60	\$7,351.72	\$520.76
563620704	60	\$7,351.72	\$520.76
563620706	60	\$7,351.72	\$520.76
563620708	60	\$7,351.72	\$520.76
563620710	60	\$7,351.72	\$520.76
563620712	60	\$7,351.72	\$520.76
563620714	60	\$7,351.72	\$520.76
563620716	60	\$7,351.72	\$520.76
563620718	60	\$7,351.72	\$520.76
563620720	60	\$7,351.72	\$520.76
563620722	60	\$7,351.72	\$520.76
563620724	60	\$7,351.72	\$520.76
563620726	60	\$7,351.72	\$520.76
563620728	60	\$7,351.72	\$520.76
563620730	60	\$7,351.72	\$520.76
563620732	60	\$7,351.72	\$520.76
563620734	60	\$7,351.72	\$520.76
563620736	60	\$7,351.72	\$520.76
563620738	60	\$7,351.72	\$520.76
563620740	60	\$7,351.72	\$520.76
563620742	60	\$7,351.72	\$520.76
563620744	60	\$7,351.72	\$520.76
563620746	60	\$7,351.72	\$520.76
563620748	60	\$7,351.72	\$520.76
563620750	60	\$7,351.72	\$520.76
563620752	60	\$7,351.72	\$520.76
563620754	60	\$7,351.72	\$520.76
563620756	60	\$7,351.72	\$520.76
563620758	60	\$7,351.72	\$520.76
563620760	60	\$7,351.72	\$520.76
563620762	60	\$7,351.72	\$520.76
563620764	60	\$7,351.72	\$520.76
563620766	60	\$7,351.72	\$520.76
563620768	60	\$7,351.72	\$520.76
563620770	60	\$7,351.72	\$520.76
563620772	60	\$7,351.72	\$520.76
563620774	60	\$7,351.72	\$520.76



**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620776	60	\$7,351.72	\$520.76
563620778	60	\$7,351.72	\$520.76
563620780	60	\$7,351.72	\$520.76
563620782	60	\$7,351.72	\$520.76
563620784	60	\$7,351.72	\$520.76
563620786	60	\$7,351.72	\$520.76
563620788	60	\$7,351.72	\$520.76
563620790	60	\$7,351.72	\$520.76
563620792	60	\$7,351.72	\$520.76
563620794	60	\$7,351.72	\$520.76
563620796	60	\$7,351.72	\$520.76
563620798	60	\$7,351.72	\$520.76
563620800	60	\$7,351.72	\$520.76
563620802	60	\$7,351.72	\$520.76
563620804	60	\$7,351.72	\$520.76
563620806	60	\$7,351.72	\$520.76
563620808	60	\$7,351.72	\$520.76
563620810	60	\$7,351.72	\$520.76
563620812	60	\$7,351.72	\$520.76
563620814	60	\$7,351.72	\$520.76
563620816	60	\$7,351.72	\$520.76
563620818	60	\$7,351.72	\$520.76
563620820	60	\$7,351.72	\$520.76
563620822	60	\$7,351.72	\$520.76
563620824	60	\$7,351.72	\$520.76
563620826	60	\$7,351.72	\$520.76
563620828	60	\$7,351.72	\$520.76
563620830	60	\$7,351.72	\$520.76
563620832	60	\$7,351.72	\$520.76
563620834	60	\$7,351.72	\$520.76
563620994	0	\$0.00	\$0.00
563620995	0	\$0.00	\$0.00
563620852	50	\$6,126.44	\$433.97
563620854	50	\$6,126.44	\$433.97
563620856	50	\$6,126.44	\$433.97
563620858	50	\$6,126.44	\$433.97
563620860	50	\$6,126.44	\$433.97
563620862	50	\$6,126.44	\$433.97
563620864	50	\$6,126.44	\$433.97
563620866	50	\$6,126.44	\$433.97
563620868	50	\$6,126.44	\$433.97
563620870	50	\$6,126.44	\$433.97
563620872	50	\$6,126.44	\$433.97
563620874	50	\$6,126.44	\$433.97
563620876	50	\$6,126.44	\$433.97
563620878	50	\$6,126.44	\$433.97





**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620880	50	\$6,126.44	\$433.97
563620882	50	\$6,126.44	\$433.97
563620884	50	\$6,126.44	\$433.97
563620886	50	\$6,126.44	\$433.97
563620888	50	\$6,126.44	\$433.97
563620890	50	\$6,126.44	\$433.97
563620892	50	\$6,126.44	\$433.97
563620894	50	\$6,126.44	\$433.97
563620896	50	\$6,126.44	\$433.97
563620898	50	\$6,126.44	\$433.97
563620900	50	\$6,126.44	\$433.97
563620902	50	\$6,126.44	\$433.97
563620904	50	\$6,126.44	\$433.97
563620906	50	\$6,126.44	\$433.97
563620908	50	\$6,126.44	\$433.97
563620910	50	\$6,126.44	\$433.97
563620912	50	\$6,126.44	\$433.97
563620914	50	\$6,126.44	\$433.97
563620916	50	\$6,126.44	\$433.97
563620918	50	\$6,126.44	\$433.97
563620920	50	\$6,126.44	\$433.97
563620922	50	\$6,126.44	\$433.97
563620924	50	\$6,126.44	\$433.97
563620926	50	\$6,126.44	\$433.97
563620928	50	\$6,126.44	\$433.97
563620930	50	\$6,126.44	\$433.97
563620932	50	\$6,126.44	\$433.97
563620934	50	\$6,126.44	\$433.97
563620936	50	\$6,126.44	\$433.97
563620938	50	\$6,126.44	\$433.97
563620940	50	\$6,126.44	\$433.97
563620942	50	\$6,126.44	\$433.97
563620944	50	\$6,126.44	\$433.97
563620946	50	\$6,126.44	\$433.97
563620948	50	\$6,126.44	\$433.97
563620950	50	\$6,126.44	\$433.97
563620952	50	\$6,126.44	\$433.97
563620954	50	\$6,126.44	\$433.97
563620956	50	\$6,126.44	\$433.97
563620958	50	\$6,126.44	\$433.97
563620960	50	\$6,126.44	\$433.97
563620962	50	\$6,126.44	\$433.97
563620964	50	\$6,126.44	\$433.97
563620966	50	\$6,126.44	\$433.97
563620968	50	\$6,126.44	\$433.97
563620970	50	\$6,126.44	\$433.97

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**BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT ROLL  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016**

Folio	LU	SERIES 2016 PRINCIPAL <sup>(1)</sup>	SERIES 2016 ANNUAL DEBT SERVICE
563620972	50	\$6,126.44	\$433.97
563620974	50	\$6,126.44	\$433.97
563620976	50	\$6,126.44	\$433.97
563620978	50	\$6,126.44	\$433.97
563620980	50	\$6,126.44	\$433.97
563620982	50	\$6,126.44	\$433.97
563620984	50	\$6,126.44	\$433.97
563620986	50	\$6,126.44	\$433.97
563620988	50	\$6,126.44	\$433.97
563620990	50	\$6,126.44	\$433.97
563620992	50	\$6,126.44	\$433.97
		<b>\$2,665,000.00</b>	<b>\$188,775.51</b>

<sup>(1)</sup> For informational purposes only. Please contact the District Manager for a f

## **Tab 2**

## **RESOLUTION NO. 2017-04**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE, AND ESTIMATED COST OF THE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; TO IDENTIFY THE BONDS THAT WILL BE REFUNDED; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the Bahia Lakes Community Development District (the “**District**”) previously authorized and approved issuance of the District’s \$2,915,000 Capital Improvement Revenue Bonds, Series 2006 (the “**Series 2006 Bonds**”) for the purpose of constructing certain public infrastructure and other public improvements consisting of stormwater management, wastewater collection system, and water distribution system (collectively the “**2006 Project**”), pursuant to provisions of Chapter 190, Florida Statutes; and

**WHEREAS**, a portion of the 2006 Project were previously constructed with the proceeds from the Series 2006 Bonds, all as described in the District’s engineer’s reports, and the plans and specifications that are a part of the District’s records, as approved by the Board in Resolutions adopted in connection therewith; and

**WHEREAS**, the Board previously determined that the District shall defray the cost of the construction of the 2006 Project by levying special assessments against the lots and property located in the District which are specifically benefited thereby, to pay installments of principal and interest as the same become due on the Series 2006 Bonds; and

**WHEREAS**, the Board determined it to be advantageous for the District to potentially issue its Capital Improvement Revenue Refunding Bonds, Series 2016 (the “**Series 2016 Bonds**”) for the purpose of refunding the Series 2006 Bonds which refunding will permit the District to restructure its debt for the benefit of the District and its residents; and

**WHEREAS**, the District is empowered by Chapters 190 and 170, Florida Statutes, to issue the Series 2016 Bonds, to levy special assessments (the “**Assessments**”) upon the lots and property located in the District which are specifically benefited thereby to pay principal and interest due with respect to the Series 2016 Bonds, and to refund the Series 2006 Bonds; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District's Preliminary Assessment Allocation Report for the Series 2016 Bonds, dated \_\_\_\_\_, 2016, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file at the District Office; and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT THAT:**

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray the cost of the Project and the refunding of the Series 2006 Bonds.
3. The nature of the Project, including the general location of the Project, is described more particularly in the plans and specifications on file at the District Office; which are by specific reference incorporated herein and made part hereof.
4. The estimated cost of the Project and the refunding of the Series 2006 Bonds is approximately \$\_\_\_\_\_ (the "**Estimated Cost**").
5. The Assessments will defray approximately \$\_\_\_\_\_ of the Estimated Cost, which includes the costs of refunding the Series 2006 Bonds, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's Series 2016 Bonds.
6. The manner in which the Assessments shall be made is based upon an allocation of the benefits among the residential lots benefited by the Project and refunding of the Series 2006 Bonds as set forth in the Assessment Report.
7. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
8. There is on file at the District Office; an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

Declaring Special Assessments Resolution  
Resolution 2017-04

9. The Chairman of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the assessment against each residential lot and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

10. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Project acquired by the District, the Assessments shall be paid in not more than seventeen annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law.

11. Pursuant to Section 170.07, Florida Statutes, a public hearing is required to permit interested persons to be heard as to the advisability and propriety of constructing the Project, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so specially benefitted by the Project. In accordance therewith a public hearing shall be held on a public hearing shall be held on December 12, 2016, at 6:00 P.M., at the Sunset Grill at Little Harbor, 602 Bahia Del Sol Boulevard, Ruskin, Florida. The Secretary is hereby directed to give notice of this public hearing in accordance with the requirements of Section 170.07, Florida Statutes.

12. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Hillsborough County, Florida.

**PASSED AND ADOPTED** this 1st day of November, 2016.

ATTEST:

**BOARD OF SUPERVISORS OF  
BAHIA LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chair/ Vice Chair

Print Name: \_\_\_\_\_

Attachments:

- 1) Preliminary Assessment Allocation Report for Capital Improvement Revenue Refunding Bonds, Series 2016, dated November 1, 2016

## **Tab 3**

**RESOLUTION NO. 2017-05**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON DECEMBER 12, 2016, AT 6:00 P.M. AT THE SUNSET GRILL AT LITTLE HARBOR, 602 BAHIA DEL SOL BOULEVARD, RUSKIN, FLORIDA, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

**WHEREAS**, the Board of Supervisors of the Bahia Lakes Community Development District, ("**Board**") has previously adopted Resolution No. 2017-04, entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE, AND ESTIMATED COST OF THE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; TO IDENTIFY THE BONDS THAT WILL BE REFUNDED; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, in accordance with Resolution No. 2017-04, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of Rizzetta & Company, 9428 Camden Field Parkway, Riverview, Florida 33578 ("**District Office**").

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT:**

1. There is hereby declared a public hearing to be held on December 12, 2016, at 6:00 P.M. at the Sunset Grill at Little Harbor, 602 Bahia Del Sol Boulevard, Ruskin, Florida, for the purpose of hearing comment and objection to the proposed special assessment program for

Setting Public Hearing for Imposition of Special Assessments  
Resolution 2016-05

District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the district management company at the address listed above.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Hillsborough County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 1st day of November, 2016

ATTEST:

**BOARD OF SUPERVISORS OF  
BAHIA LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chair/ Vice Chair  
Print Name: \_\_\_\_\_



# Tab 4

# BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT

District Office · 9428 Camden Field Parkway, Riverview, FL 33678

November \_\_\_\_, 2016

**THIS IS NOT A BILL - DO NOT PAY**

**By US Mail, First Class Delivery**

**XXXXX**

***Re: Bahia Lakes Community Development District  
Notice of Hearings on Debt Assessments to Property***

Dear Property Owner:

You are receiving this letter because Hillsborough County records indicate that you are a property owner within the District. The property that you own that is the subject of this notice is identified by Parcel ID number(s):\_\_\_\_\_.

As you may know, the District is a local unit of special-purpose government located in Hillsborough County, Florida that maintains the stormwater management system and other public infrastructure within the District. In 2006, the District issued its Capital Improvement Revenue Bonds, Series 2006 in the par amount of \$2,915,000 (the “**Series 2006 Bonds**”) to fund a portion of the District’s the public infrastructure improvements. You are receiving this notice because the Board of Supervisors of the District has proposed refunding the Series 2006 Bonds to take advantage of lower interest rates which would lower the annual debt assessments on your property.

The District will hold public hearings on December 12, 2016, at 6:00 P.M., at the Sunset Grill at Little Harbor, 602 Bahia Del Sol Boulevard, Ruskin, Florida, to consider the imposition of non-ad valorem special assessments on benefited lands, and to consider the adoption of an assessment roll in the manner set forth in the District’s Preliminary Assessment Report, for Capital Improvement Revenue Refunding Bonds, Series 2016, dated November 1, 2016 (“**Assessment Report**”). After the public hearings, a meeting of the District will also be held where the Board may consider any other business that may properly come before it.

All reports are available on the District website at [www.bahialakescdd.org](http://www.bahialakescdd.org) and at the District office located at 9428 Camden Field Parkway, Riverview, Florida 33578. As described in more detail in the Assessment Report, the District’s assessments will continue to be levied against all residential lots within the District in the same manner as it has in the past. The Assessment Report identifies each tax parcel identification number within the District and the maximum assessments per parcel for each land use category that is currently expected to be assessed. The process by which the allocation is to be made is set forth in the Assessment Report, and the maximum amounts to be allocated by product type are as set out in the Assessment Report, which was presented and approved at the November 1, 2016 meeting of the Board of Supervisors in order to establish the proposed assessments. This is a preliminary report with conservative financing assumptions, and neither the bond principal nor the

October 24, 2016

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associated assessments should be construed as final. A final report will be presented at a future meeting once the final interest rate reduction, financing costs and other factors are determined.

As the owner of property within the District subject to assessments, the total amount to be levied against the property that you own is reflected on the preliminary assessment roll attached to the Assessment Report, inclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the refunding and the Improvements. The total amount to be levied against each parcel is detailed in the Assessment Report.

At the hearings, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of the refunding. The assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be continue to be paid in annual installments. The District's assessments will continue to be collected on the property tax bill issued by the Hillsborough County Tax Collector as they have in the past. The amount of the District's operations and maintenance assessments will continue to be set each year based on the operational needs of the District each year.

All affected property owners have a right to appear at the hearings and to file written comments or objections with the District Board of Supervisors within twenty (20) days of this notice. If you are interested in paying off the debt assessments on the Series 2006 Bonds before the bonds are refunded, please contact the District office at its address listed above or at (813) 533-2950 by November \_\_, 2016. Additional information concerning the assessments and the District's bonds are on file and available during normal business hours at the District Manager at its address above. You may appear at the hearings, or submit your comments in advance to the attention of the District Manager at its address above.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,

**Gregory Cox**  
District Manager

Attachments: Preliminary Assessment Report dated November 1, 2016