

Application Form

Organization Information

An informational webinar about this application is available to watch.

The rubric that will be used to score this proposal can be downloaded [here](#).

If you would like to complete this application first in Microsoft Word, you may download a Word version [here](#). Please pay attention to character limits.

Brief Project Descriptor

Please briefly describe this organization's request.

Organization Name*

Bright Community Trust

Project Name*

Please choose a short name to identify this project within the grant portal:

Brentwood Townhomes

EIN*

26-2352365

Incorporation Year*

What year did your organization incorporate? This will be the year listed on your determination letter from the Internal Revenue Service.

2008

Mission Statement*

What is your organization's mission statement?

At Bright Community Trust, we envision a future where everyone in Florida lives in a safe and healthy home in a great neighborhood; close to good jobs, schools, and other essentials; at a price that fits comfortably in their budget.

To realize that vision, we develop and steward affordably priced homes for sale and for rent; convene partners from business, non-profit, government, academic, faith, and community sectors to address complex housing challenges like increasing homeownership and preventing evictions; connect with other leading organizations to address broader community needs that intersect with housing challenges: jobs, education, transportation, food, childcare; listen to data and community voices, and create and advocate policy solutions.

Unique Entity ID (SAM)

Please provide your organization's Unique Entity ID number. This is a specific number used by the federal government to identify your organization. **This is different from a DUNS number, which the federal government no longer uses.**

If you do not have a Unique Entity ID number, you can create an account on SAM.gov and apply for one here (it is free and may take 3-4 days for approval): <https://sam.gov/content/home>

This field is optional as to not stop a qualifying organization from applying. HOWEVER, a Unique Entity ID number will be required if your organization is approved for a grant. Your organization should apply for a number now if it does not yet have one.

Character Limit: 12

6L7M6

Annual Operating Budget*

Please provide the amount of your annual operating budget (expenditures only) for your entire organization.

\$706,363.00

Amount Requested*

The maximum grant amount is \$500,000.

\$500,000.00

Does the total project cost exceed the amount your organization is requesting?*

Please note: Answering "Yes" will cause additional questions to load later in this application.

Examples

ABC Childcare is seeking funding for a new playground. ABC Childcare is asking PCF to fund \$150,000 for certain equipment, and will seek other funding and donations for the remaining \$20,000 of the playground. ABC Childcare would select "Yes" for this question.

Better Tomorrow, a mental health provider, is looking to expand their counseling center by two rooms to meet increased service demand arising from the pandemic. Better Tomorrow has secured \$25,000 in private contributions, and wants to request the remaining \$125,000 in this grant. Better Tomorrow would select "Yes" for this question.

DBE Food Pantry is seeking funding a new HVAC unit for their pantry, and is requesting \$40,000 from PCF to cover the entire cost. DBE Food Pantry would select "No" for this question.

Yes

Rent vs. Own*

Does your organization rent or own the property for which you are proposing modifications?

Own

Parent Non-Profit/Subsidiaries:*

If your organization has a parent non-profit that has multiple subsidiaries, will multiple subsidiaries be applying in this process?

Example

Better Tomorrow is the parent non-profit of three organizations. Two of those organizations want to apply in this process. Both would select "Yes" on this question.

No

Request Specifics

Pinellas County Priority Areas*

For Round 2 of this funding process, the ARPA Nonprofit Capital Project Fund is prioritizing organizations that offer programming, and whose capital purchase is related to, the following areas:

- Individuals with Disabilities
- Food Security
- Specialized Healthcare
 - Mental Health
 - Dental Care
 - Substance Use Disorders
- Housing

Not offering programming in these areas does not disqualify you from applying. However, this prioritization will result in 10 bonus points being awarded to eligible requests when scored.

Does your organization and its proposed capital purchase fit into one of these areas?

Yes

Programming Background*

Please describe the programming your organization offers to the community and the length of time it has been doing so. What does your organization **do** and **how long** has it been doing it?

If you have indicated above that your programming and proposed purchase fit into the priority areas for this funding round, please be sure to describe the relevant programming.

Bright Community Trust has been serving Pinellas County's affordable housing needs since 2008, stewarding 15 apartment complexes with over 500 permanently affordable rental homes and developing over 100 single-family homes sold to low- to moderate-income first-time home buyers in a community land trust structure, ensuring their permanent affordability.

Bright is Florida's largest housing land trust. We were born out of Pinellas County government and still consider this our home, while we have expanded to serve many other parts of Florida, including Naples and Gainesville.

This Brentwood Townhomes project addresses the Housing priority area and the critical need for affordably-priced homeownership opportunities for residents of Pinellas County for generations.

Community Need*

Please describe the community need that exists for your programming. If you are able to cite quantitative, local data, that will strengthen your proposal.

Pinellas County has an estimated 53,300 low- and very-low income homeowners who pay more than 30% of their income for their housing. Homeownership opportunities are especially hard to find for working families in these income brackets.

Roughly 900 people per day move into Florida, and most of them have higher incomes and assets than current residents. These new arrivals create a strong market for homes at \$400,000 and above, which are out of reach for most of our local residents. Development costs also continue to rise faster than workforce wages, and rising interest rates have substantially reduced the amount of home that working families can afford; relocating retirees and investors are not as constrained by a maximum mortgage amount that limits their home purchase prices.

The Brentwood Townhomes will address the need for affordably priced homeownership opportunities for residents in the 60-80% Area Median Income (AMI) bracket, and this grant will help fund the site development to set this project up for success.

Negative Economic Impact*

The following question is the keystone of a strong application in this process. If your organization cannot demonstrate a negative economic impact from the pandemic, your application will not qualify for committee review. If you are uncertain about what constitutes negative economic impact or how to demonstrate it, please contact PCF staff for technical assistance.

The more quantifiable your negative economic impact is, whether it be fiscal losses/pressures or increased service demand, the stronger your answer will be. Use numbers whenever possible. The more specific your evidence, the better.

Describe your organization's negative economic impact arising from the COVID-19 pandemic. Examples could include:

- A reduction in revenue from 2019 to 2020
- Inflationary pressures
- Increases in demand for services that have not been compensated for through new revenue
- The use of reserves for unbudgeted expenses since the onset of the pandemic, and such use of reserves has prevented the purchase of capital assets
- A need for capital assets to offset community need for which your organization does not have the resources to purchase due to the negative economic harm from the pandemic
- A need for additional capital assets to adapt operations to accommodate health and safety guidelines by the CDC
- Growth in restricted pandemic-related revenue that does not permit capital asset acquisition

Bright had a contract for roughly \$3 million dollars of funding from 2020-2022 to fund the expansion of the organization, but only approximately \$1.5 million was received. Additionally, the Brentwood Townhomes project was delayed due to the COVID-19 pandemic's impact on the workforce, lender criteria, and interest rates. Bright significantly expanded its community outreach efforts to augment its housing work without receiving revenue for these services to offset those costs. These steps were necessary to maximize our community impact and minimize our loss of staff and programs, but created tremendous hardship financially.

Negative Economic Impact - Uploads

You have the option to upload supporting documentation regarding negative economic impact. However, please limit your upload to no more than five pages. Word, Excel, JPG and PDF files are accepted.

Pandemic Relief Funding*

Please describe all government pandemic relief funding your organization has received since the onset of the pandemic (March 2020). This includes but is not limited to the Pinellas CARES Nonprofit Partnership Fund, other ARPA funding, PPP (Paycheck Protection Program), and Community Block Development Grants specifically targeting COVID-19 relief.

Explain why or how this pandemic-relief funding has not alleviated the negative economic impact you have described above. Potential reasons include expiration dates on certain funding, inflationary pressures, restrictions prohibiting capital expenditures, or the funding simply not being enough to remedy the harm you've indicated above. **The more concrete your numbers, the better.**

If you have not received government relief funding for your organization since the onset of the pandemic, write "No pandemic relief funding received" below.

In 2020, our first loan was \$82,235, and in 2021, we received an additional \$61,270 for a total of \$143,505 over two years. Both loans were forgiven, but these Paycheck Protection Program funds only covered an estimated 25% of Bright's overall payroll obligations. We did not receive any additional funding from any other sources and were unable to continue the development of Brentwood Townhomes and other projects. Instead, Bright drew down its reserves to continue operations and minimize staff layoffs.

Proposal Description*

The American Rescue Plan Act requires a request that is reasonable and proportional to the level of negative economic impact your organization experienced. This means the request you describe below should not be greater than the economic harm your organization has suffered.

Please describe your project proposal and address the following:

- What project will be undertaken with these funds?
- What is the estimated lifespan of the project/property improvement?
- How does it address the negative economic harm you described in the previous question?

The Brentwood Townhomes will be 25 homes in a mixed-income homeownership community in a permanently affordable community land trust structure. Five of these homes will be priced for 60% and 80% AMI home buyers, and the rest will be leasehold market-rate.

Bright stewards a community land trust model for all home sales, whereby the improvement (the building) is sold substantially below market price, but Bright retains ownership of the land with a 99-year ground lease. This caps the appreciation the income-qualified home buyer receives to ensure that not only the first but every subsequent home sale is also affordable without the need for additional future subsidy.

Completing this long-delayed project will allow Bright to earn developer fees to recoup some lost revenue. As a non-profit housing developer, this is our most important revenue stream. The infrastructure revenue funded by this grant will help cover the economic losses sustained by Bright through the pandemic.

Number Served*

How many people will directly benefit from this capital purchase annually?

100

Unduplicated vs. Duplicated*

Is the number indicated above duplicated or unduplicated?

Duplicated: A client is counted each time they access services

Unduplicated: A client is counted once, regardless of the number of times they access services

Example: ABC Food Bank operates two mobile food pantries, one in Clearwater and one in St. Petersburg. Taylor, a Pinellas County resident, goes to both food pantries. If ABC Food Bank counts Taylor's visit TWICE, it is duplicated. If ABC Food Bank counts Taylor's visit ONCE, it is unduplicated.

Unduplicated

Other (Explanation Required)*

If you selected "Other" in the previous question, please explain how your organization determined the number of clients that will benefit from the proposed capital project.

N/A

Organizational Sustainability*

How does this project contribute to the long-term sustainability of your organization and the work it does? That is, what impact will this project have on your organization and/or its clients over the long-term?

Examples include increased service capacity, reduced cost of delivering services over time, higher-quality or more equitable service delivery, and increased lifespan/quality of property.

Quantifiable numbers will strengthen your answer.

As a not-for-profit affordable housing developer, the revenue derived from the development fees earned from this project will ensure overall operational expenditures are sustained. In addition, each homeowner will pay a nominal ground lease fee (\$25 per month) to the community land trust. The completion of the Brentwood project adds additional mission success by increasing permanent affordable housing inventory in Pinellas County and placing 25 families in generational affordable housing.

Project Specifics

Permits*

Please describe any permits necessary for the successful completion of this proposed project. Be sure to include any permits already obtained or in progress, and/or what the timeline is to acquire permits.

This affordable housing project has 3 phases: land acquisition (completed), land development (ongoing), and finally construction.

At this stage of land development, we need to have the land approved for a Planned Unit Development (PUD) to develop 25 individual lots. This approval is scheduled for a hearing at the City of Pinellas Park on October 5th, 2023. The City staff's official report is attached under the additional uploads section with confirmation that the project is recommended for approval by the commission and meets all criteria. After the hearing, the next permits will be a Site Development permit, as well as a surface water retention permit to the Southwest Florida Water Management District (SWFWMD). Both of these permits are expected to be completed within 90 days.

Plan Set*

Do you have a plan set for this project?

A plan set refers to the "batch" of plans, drawings, prints, files, etc., that you receive from an architect that explains what needs to be built, how, and where. **Not all qualifying projects in this process require a plan set.**

If you answer Yes, you should upload the Plan Set in the question below.

Yes

Plan Set Upload

If you answered "Yes" above, please upload the Plan Set here. If you have trouble with file size limitations, please reach out to Rose Cervantes at rcervantes@pinellascf.org. If you have any narrative to accompany the plan set, you may write it below.

PDF files are permitted.

Plan Sets for Upload.pdf

The plan sets presented were designed and executed by a civil engineering firm called ARCTURUS. They were submitted to the City of Pinellas Park and will be reviewed and approved at the October meeting.

We have attached the following items for your review:

- Survey
- Landscape Plan
- Floor Plan and Elevations
- Aerial Map
- Land Use Map
- Zoning Map
- Flood Insurance Rate Map

The following items are too large to attach and are available upon request:

- Master Plan

Construction Schedule/Timeline*

Given a spending deadline of December 31, 2026, give a detailed and **realistic construction schedule**/timeline as to how this large capital project will be executed and completed. If there are phases to this project, indicate so in the narrative below. If you specified that permits were needed for this project above, ensure you include the acquisition time in the schedule.

Please include the following:

1. **How the timeline/schedule was developed, and by whom.**
2. **Timeline of planning and execution. Please include start and end dates by month and year. For example, April 2023 - June 2023.**

Example:

Better Tomorrow is proposing the expansion of their counseling center. This requires a 2-month planning phase, one month to obtain all necessary permits, and four months to build. Better Tomorrow would list each phase, a brief description of what takes place in each phase, and an estimated start and completion date for each phase, and an explanation of how the schedule was developed.

The timeline schedule was developed by Philippe Beau, Ph.D., a consultant with American Land Planning and Management, and is outlined below.

1. Land Acquisition – completed
2. Site Development
 - a. PUD approval by the City of Pinellas Park – October 2023
 - b. Site Development and SWFWMD permits – October 2023 to February 2024
 - c. Final bidding and contract signature with a Site Contractor – expected for May 2024
3. Site Construction
 - a. Start expected – June 2024
 - b. Completion expected – January 2025, approximately six months after start
4. Phase One Landscaping and Irrigation – March 28, 2025
5. Selling of Units – April 2025, each individual unit takes approximately two months to complete but will be worked on simultaneously
 - a. Income qualification of applicant
 - b. Review of ground lease with applicant
 - c. Mortgage approval by financial institution
 - d. Down payment assistance application, if needed
 - e. Closing

Team Leadership*

Please describe the following:

1. The team and leaders that will be overseeing this proposed project.
2. Their relationship to your organization
3. Their role in this project
4. Whether or not they have overseen similar projects

Frank Wells is President and Chief Impact Officer of Bright Community Trust and serves as the Brentwood Townhomes supervisor. Renee Welch is the Chief Financial Officer of Bright Community Trust and handles all financial and administrative matters for this project. Both Frank and Renee receive monthly written updates on progress, in addition to email correspondence as needed. They have extensive experience with similar developments as part of Bright's staff. You can read more about their backgrounds here: <https://www.thebrightway.org/our-team>

Philippe Beau, Ph.D., is a consultant with American Land Planning and Management and was hired by Bright to manage the project directly during development and construction. Philippe Beau has lifelong experience in property development and construction management, including the last project developed for Bright – Creek Park Townhomes. Dr. Beau designed, site developed, supervised construction, and managed Creek Park through its final disposition in 2023 for a total of 12 years on this project. You can read more about him here: <https://www.linkedin.com/in/philbeau/>

Cost Difference

Estimated Total Project Cost*

Please specify the total cost of this capital project/purchase.

Example: ABC Childcare is seeking funding for a new playground. ABC Childcare is asking PCF to fund \$20,000 for certain equipment and will seek other funding and donations for the remaining \$150,000 of the playground, for a total project cost of \$170,000. ABC Childcare would put \$170,000 below.

\$1,409,348.00

Cost Difference*

How does your organization plan to cover the cost of this project beyond the amount requested? Please also specify if your organization can carry out the potential ARPA-funded portion of this project without other funding being secured.

In affordable housing projects, one of the important structural aspects of feasibility and cost reduction is to put together a financial structure that tries to avoid borrowing money from private financial institutions for the land acquisition and site development and instead focuses on grants and loans from public sources, as much as possible. In the case of Brentwood, the land acquisition was completed with the funding of Pinellas County without incurring debt for a current value of the land estimated at \$1,000,000.

The site construction would be proposed to be financed in part by an NSP2 loan reinvestment (following its recent repayment to the Housing Finance Authority (HFA) following the completion and disposition by Bright of another of its projects) from the Pinellas County Housing Authority for up to \$900,000, and the balance of \$500,000 would be covered by the applied PCF ARPA grant.

In the event of a non-approval by the HFA, the alternative would be to submit an application with Lake Michigan Credit Union in Tampa, which had given a favorable nod to this project. By default, it can always be financed with equity funds by Bright Community Trust until other sources of public financing or grants are available.

Geographic Impact and Priority Populations

The ARPA Nonprofit Capital Project Fund seeks to offset the negative economic impact Pinellas nonprofits faced due to the COVID-19 pandemic. Organizations who serve disproportionately impacted communities will be considered as serving a priority population. There are several ways to determine if your clients were disproportionately impacted.

Examples of disproportionately impacted communities include those who meet at least one of the following descriptions:

- Low- and moderate-income household and communities
- Households that qualify for federal assistance programs, such as SNAP and TANF
- Historically marginalized communities (BIPOC communities, persons with disabilities, LGBTQ+, religious minorities, and other communities that fit in the Equity definition provided on the ARPA website and application)
- Organization located or serve households within a Qualified Census Tract (QCTs)
 - Defined by U.S. Department of Housing and Urban Development (HUD)
 - To assess if your organization serves or is headquartered in a QCT, use this link. In the top right-hand corner, choose the state of Florida and Pinellas County. Then on the left-hand side of the screen, click the box next to “Color QCT Qualified Tracts.” The QCT zones are denoted in purple. You can also map your address by adding it into the address box at the top to see if your location is inside the zones.

Benefits and Geography of Project*

Please describe how the communities/clients that will benefit from this capital purchase, and how they were disproportionately impacted by the pandemic according to the examples above.

Bright’s mission and client base consists of low- to moderate-income families. Within the two years that Bright was affected by the COVID-19 pandemic, we assisted record numbers of these families as a certified HUD housing counseling agency. The services and assistance that targeted these communities were the most affected by the pandemic. In addition to the impact Brentwood Townhomes will have on closing the homeownership gap for families of color, Brentwood’s community land trust homes will also provide stability in all households by allowing for the ability to afford necessary medicines, educational opportunities, more stable job/career opportunities and many other social determinants of health.

Headquarters Location*

Please provide your organization's headquarters address as it appears on your Sunbiz account. To check your registration with Sunbiz, you may search their database.

11923 Oak Trail Way, Suite 111, Port Richey, FL 34668

Project Location*

Please provide the address or intersection where the property being modified is.

Parcel ID: 18-30-16-66301-000-0080 / Bryan Dairy Road – Pinellas Park

Community Connection

PCF understands the value of authentic and diverse representation in philanthropy and in Pinellas County. To this end, we ask demographic and representation questions to gauge the human impact your organization has on the communities you serve.

PCF has generalized the demographic data questions more than it has in other processes because of the public nature of this process. PCF understands that identity disclosure can be a sensitive matter and wants to respect your organization's board and staff. If your organization feels comfortable sharing more detailed demographic information, it may do so in the "Community Representation and Connection" section.

Community Representation and Connection*

Describe how your organization is representative of, or has authentic connections to, the community your proposal seeks to serve. You can list other community-based organizations that work on programming with you and/or list examples of your work within this community.

If your staff, board, executive leadership, or long-term volunteers have personal identities or experiences that allow for a meaningful connection with your clients, please feel free to describe this connection below. When possible, please use internal data or specific details to describe how your organization is representative and connected to the communities you serve.

Because Bright utilizes the community land trust model, every family in that trust receives continued stewardship and personal connection from the staff or one of our like-minded community HUD partners. Bright partners with community development departments to develop and service a total of 50 affordable housing units in Pinellas County within the land trust, ensuring affordability and stewardship for family generations.

Additionally, Bright has been a HUD Certified Community Housing Development Organization (CHDO) for the City of St. Petersburg since 2018. One of the requirements to maintain that certification is that "one-third [of the board] must be representatives of the low-income community." This is defined as (1) residents of low-income neighborhoods in the community, (2) low-income residents of the community, or (3) elected representatives of low-income organizations. This representation is certified every year, and we continue to be in compliance annually.

Board Membership*

Do your board members consider themselves a member of one or more of the following populations?

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

BIPOC

Executive Level Leadership Team*

Does your executive leadership team consider themselves a member of one or more of the following populations?

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

None of the above

CEO/Executive Director*

Does your CEO/Executive Director consider themselves a member of one or more of the following populations?

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disable

None of the above

Financial Overview

BIDS MUST BE DATED JULY 5, 2023 OR LATER.

- The file attached below should contain current, verifiable bids, estimates, or price lists [from your potential vendor(s)]. ***Please ensure there is a date noted on the bid or some annotation as to when when you obtained these estimates/bids.***
- If your project costs LESS than \$75,000, you must upload TWO verifiable bids or estimates for the proposed project.
- If your project is **EQUAL TO** or **MORE THAN** \$75,000, you must upload THREE verifiable bids or estimates for your proposed project.
- If you have already selected a contractor for this process and do not have multiple bids to upload, please ensure you answer the narrative questions below thoroughly.

Bid/Estimate #1*

PDF files are accepted.

Revised_Bright.pdf

Bid/Estimate #2

PDF files are accepted.

Bid/Estimate #3

PDF files are accepted.

Selected Contractor*

If you have not yet selected a contractor and have uploaded multiple bids above, please write N/A below or you will not be able to submit your application.

If your organization has already selected a contractor for this proposed capital project, please describe the process through which this contractor was chosen, and be sure to answer:

1. Was there a competitive bid process? That is, were multiple bids collected in order to evaluate multiple contractors? Describe this process (names of contractors, number of bids collected, prices, and why the contractor was chosen).
2. What personnel members at your organization selected the contractor?
3. Has a contract been executed with this contractor? **If yes, upload the contract here. If no, please describe the status of contract.**

If a contractor has already been selected AND a competitive bidding process was not used, the project will lose points.

The selection of a contractor cannot be performed until the site construction civil engineering plans are approved by the City of Pinellas Park. Only one contractor, Clark Hunt Construction, a woman-owned business, has responded to the bidding process so far. We are expecting another two responses from interested parties in the coming weeks as the permitting process continues.

Minority/Woman-Owned Business

Is your selected contractor, or the bid you are going to choose if funded, one of the following:

- Small-business enterprise (SBE)
- Disadvantaged business enterprise (DBE)
- Minority and/or woman-owned business (MWBE)

Related Parties*

Are any of the contractors/vendors that have provided bids/estimates a related party to your organization?

Examples of Related Parties

- A board member that owns the contracting company that provided a bid
- The relative of a director, officer, or executive team member owns a company that provided an estimate
- The CEO of the applying organization has a financial interest in the construction company providing a bid

If **yes**, identify the vendor and describe the relationship.

If **no**, write "No related parties below."

No Related Parties

Budget Detail*

Please upload a clear, easily readable budget that breaks out costs for this proposed project. Ensure that it is clear what portion would be paid for through this grant funding and what would be paid for from other sources. **Be sure that the budget includes 10-20% for contingencies and any costs related to performance and payment bonds for construction projects.**

If you are going to request the permitted indirect cost of up to 5%, please be sure this is represented in your budget.

An example budget is available here.

If you have additional notes to add to your budget summary, you may do so in the text box below.

PDF and Excel files are allowed.

BRENTWOOD 2024 BUDGET.pdf

Other Funding Sources*

Please describe any other funding that your organization has applied for or obtained for this project. This includes but is not limited to Community Development Block Grants (CDBG), local government grants (including Tourist Development Council funding), foundation grants, and donors (you do not need to disclose donor identities, simply amount raised that is allocated to this project). This includes any matching grants or in-kind contributions you may have obtained.

If none, please explain why no additional funding sources have been pursued.

Please be sure all funding sources below are represented in the "Applicant Match" column in the Budget Summary you have uploaded above.

At this time, we have not been awarded any other funding. It is Bright's intent to approach the Pinellas County Community Development Department for grants or SHIP funding, as well as the Pinellas County Housing Finance Authority for an NSP2 reinvestment of \$1.7 million. Both of these conversations are contingent on completing budgets, contractor bids, and obtaining permits in order to identify the exact needs for application submissions.

Changes in Operating Costs*

Please answer this question based on the descriptions below:

- If this project **increases** ongoing operational costs (programmatic, operating maintenance or other costs), how will you compensate for the difference?
- If this project **decreases** ongoing operating costs, how will it do so?
- If this project **does not affect** operating costs, please note so below.

The development of Brentwood Townhomes will have no effect on operating costs and/or budgets.

Fund Management Capacity*

Please describe your organization's capacity to manage these potential ARPA funds in terms of fiscal management and financial infrastructure.

This includes, but is not limited to, the use of accounting software that can track a general ledger and multiple accounts and the ability to work on a reimbursement-basis.

The inability to handle a reimbursement-based grant does not disqualify your organization from applying.

Bright brings over ten years of experience managing funding sources, including reimbursement grant funds, through our financial software. We are currently partnered with the City of St. Pete on another project using NSP and HOME funds that work on a reimbursement basis, so we are very familiar with the process. In addition to grant reporting compliance, all grant funds would be represented in Bright Community Trust's annual third-party audited financial statements to ensure accuracy and individual grant compliance.

Corrective and Investigative Action/Grant Recall*

In the past three (3) years, has your organization had any of the following occur:

1. Been under legal investigation by a local, state, or federal institution?
2. Been placed on a corrective action plan by a funder?
3. Had grant funding recalled by a funder?

If yes, please describe the investigation, corrective action plan and/or grant recall, and the current status of such incidents. If no, write "N/A"

N/A

Organization Documentation

Please reach out to PCF staff if you have trouble uploading the files below. We are able to assist with file conversion and file compression.

Organization Budget*

Please upload your most recent, board-approved organizational budget for this fiscal year. PDF and Excel documents are accepted.

2023 Organization Budget.pdf

Board of Directors List*

Please upload a current list of members of your organization's Board of Directors. Excel, Word, and PDF formats are acceptable.

Bright Board List.pdf

IRS Form 990*

Please upload a PDF copy of your most recently submitted IRS Form 990.

If Form 990 from your most recent fiscal year is delayed or you have received an extension, please explain in the text space below. You may also explain if you don't have a Form 990 due to organization type. You should still upload the most recent publicly available 990.

If you file a Form 990-EZ and do not have anything to attach, please note so below.

2022 990 Form.pdf

Most Recent Financial Statements

Upload a PDF version of your most recent financial statements. If you have audited financial statements, please upload the most recently conducted audit. If you do not have a recent audit, please explain why.

2022 Audited Financial Statements.pdf

Insurance

Evidence of Insurance Coverage*

Grantees of the ARPA Nonprofit Capital Project Fund will be required to maintain appropriate insurance related to your operations and this project. PCF will determine whether this coverage is appropriate.

Please upload evidence of insurance.

If your organization does not have evidence of insurance coverage, please provide an explanation as to why.

Insurance ACORD Form 20230323-120329.pdf

Insurance Requirement*

If you are awarded a contract from the ARPA Nonprofit Capital Project Fund, you will be required to list Pinellas Community Foundation as an additional insured through your general liability insurance or other appropriate coverages for the duration of the contract. If you would like to check with your insurance carrier on how to do this, here is the information about PCF you will need:

Pinellas Community Foundation
17755 US Highway 19 N
Suite 150
Clearwater, FL 33764
727-531-0058

Please check the box below to indicate that you understand and will be able to comply with this requirement if you are awarded a contract.

PCF will not ask for a certificate naming us as additional insured until the contracting stage.

Yes, I understand and will comply with this requirement if awarded a contract.

Post-Grant Requirements

Reporting Requirements Acknowledgment*

Grantees will be required to submit a pre-award agreement within two weeks of receiving an award notice. In addition, grantees will be required to submit monthly expenditure reports until their project is completed and their contract is closed out.

Financial information justifying all expenditures will also need to be provided. This includes but is not limited to:

- Invoices
- Canceled checks
- Credit card statements, along with a record of paying the credit card.

If you have any questions, please contact Rose Cervantes, ARPA Program Officer at rcervantes@pinellascf.org.

Yes, I agree to submit this grant agreement and impact report within the specified timeframes.

Additional Information

Additional Upload

If you have something to share, you can upload it here in PDF format.

City of Pinellas Park Report.pdf

Anything else to share?

Is there anything else that you would like Pinellas Community Foundation to know or other information your organization would like to share that isn't addressed elsewhere in this application?

File Attachment Summary

Applicant File Uploads

- Plan Sets for Upload.pdf
- Revised_Bright.pdf
- BRENTWOOD 2024 BUDGET.pdf
- 2023 Organization Budget.pdf
- Bright Board List.pdf
- 2022 990 Form.pdf
- 2022 Audited Financial Statements.pdf
- Insurance ACORD Form 20230323-120329.pdf
- City of Pinellas Park Report.pdf

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
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7			
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ISSUED FOR REVIEW

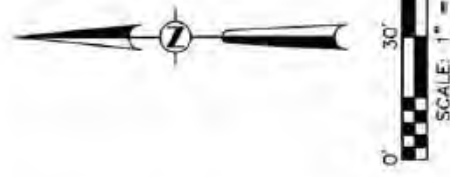
PROJECT NAME: BRYAN DAIRY AFFORDABLE HOUSING
 PROJECT LOCATION: PINELLAS PARK, FLORIDA
 SHEET NAME: DEMOLITION PLAN
 SHEET NO: 3
 DATE: 2/28/07

PREPARED FOR: BRODERICK & ASSOCIATES, INC.
 PREPARED BY: CHAFARI ASSOCIATES
 5373 British Road, Suite 203, Tampa, FL 33625
 Tel: 813-228-8865, Fax: 813-228-0812
 www.chafari.net

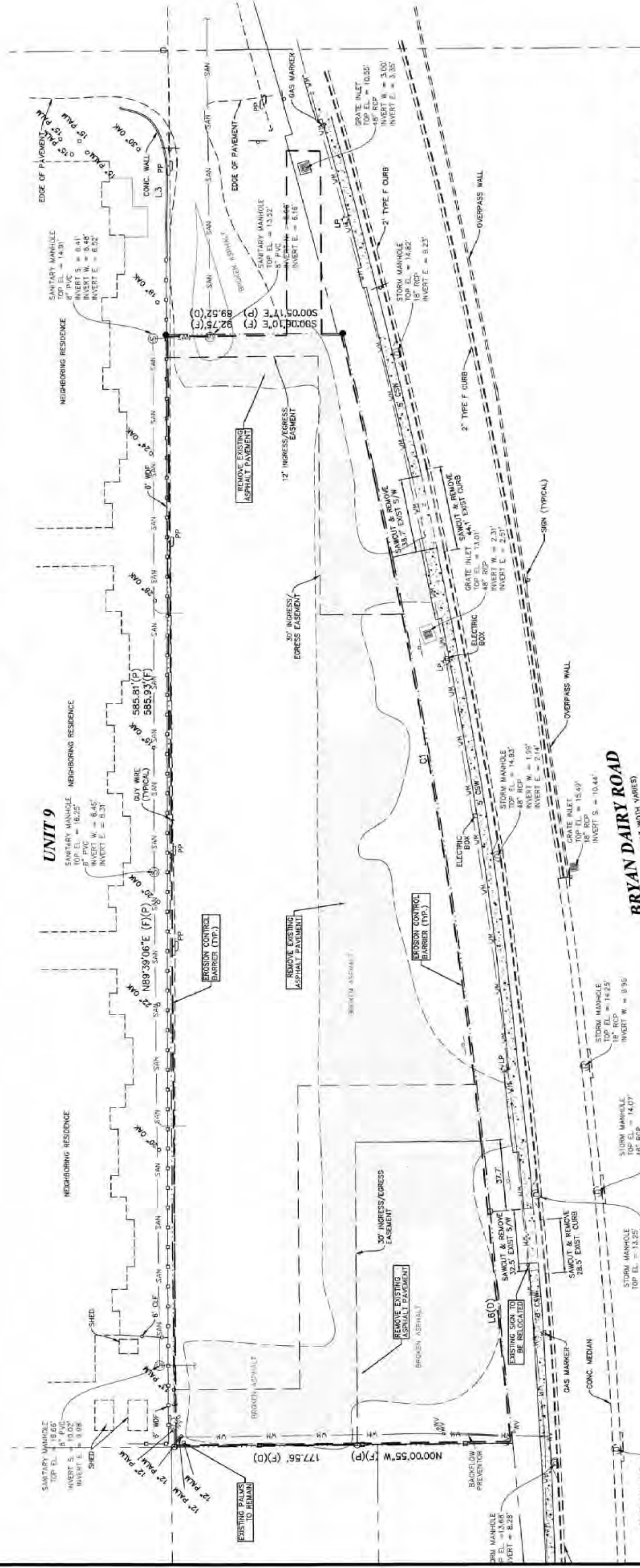
REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 No. 00000000
 State of Florida
 CHAFARI ASSOCIATES
 5373 British Road, Suite 203, Tampa, FL 33625
 Tel: 813-228-8865, Fax: 813-228-0812
 www.chafari.net

SITE LEGEND

	SITE BOUNDARY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	SIDEWALK
	RIGHT-OF-WAY
	EROSION CONTROL



- PINELLAS COUNTY NOTES**
- ROADWAY IS NOT TO BE OPEN CUT OR DISTURBED
 - ALL PROPOSED WORK MUST COMPLY WITH FOOT PLANS AND PREPARATION MANUAL [16, PPM]
 - ALL RIGHT OF WAY INSTALLATION WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL
 - SIGNS & BARRICADES SHALL BE IN ACCORDANCE WITH THE US DOT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENTS "DESIGN STANDARDS" INDEXES 600 THRU 670 [LATEST EDITION]
 - SAFE PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES
 - ANY SIDEWALK THAT BECOMES UNDERMINED, MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT
 - SAW CUT EXISTING EDGE OF PAVEMENT PRIOR TO REMOVAL OF THE EXISTING DRIVEWAY APRONS.
 - PROPOSED DRIVEWAY APRONS TO BE INSTALLED PER FOOT INDEX 515.
 - DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS. IF FILTRATION BED IS DISTURBED, CONTACT THE AREA INSPECTOR WITH THE PINELLAS COUNTY HIGHWAY DEPARTMENT AT 727-464-8900 FOR ASSISTANCE
 - LANE CLOSURES ALONG BRYAN DAIRY ROAD SHALL BE PROHIBITED DURING THE PEAK HOUR PERIODS OF 7 TO 9AM AND 4 TO 6PM.
 - ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.
 - PINELLAS COUNTY WILL TELEVIEW THE EXISTING SEWER MAIN TO SEE IF ANY LATERALS ARE AVAILABLE. IF NONE ARE AVAILABLE, THEN THE DEVELOPER SHALL INSTALL LATERALS AS SHOWN.



LINE TABLE

LINE	LENGTH	BEARING
L1(F)(D)	40.29'	S89°39'06"W
L2(F)(D)	8.07'	S00°24'11"E
L3(C)	150.06'	N89°36'56"E
L4(O)	150.00'	
L5(O)	17.01'	S00°24'11"E
L6(O)	122.71'	S84°33'04"W

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD LENGTH	CENTRAL ANGLE
C1(F)(D)	470.57'	3409.90'	S80°55'52"W	470.20'	754°25'

PERMITTEE SHALL NOTIFY IN WRITING THE TAMPA REGULATION DEPARTMENT, SOUTH WEST FLORIDA CONSTRUCTION BECHTEL, SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT PERMITTED CONSTRUCTION NUMBER

LOT 33
PINELLAS INDUSTRIAL CENTER EAST
PLAT BOOK 90 PAGES 30-31

LOT 34
PINELLAS INDUSTRIAL CENTER EAST
PLAT BOOK 90 PAGES 30-31

LOT 35
PINELLAS INDUSTRIAL CENTER EAST
PLAT BOOK 90 PAGES 30-31

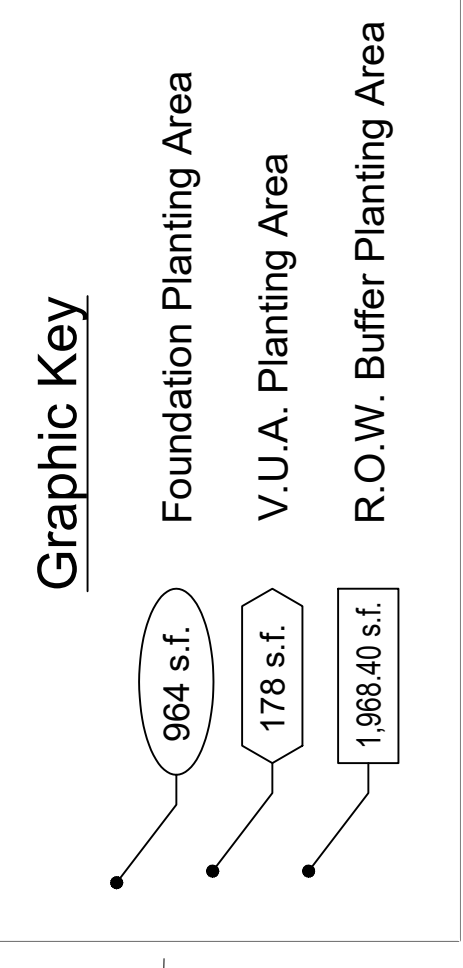
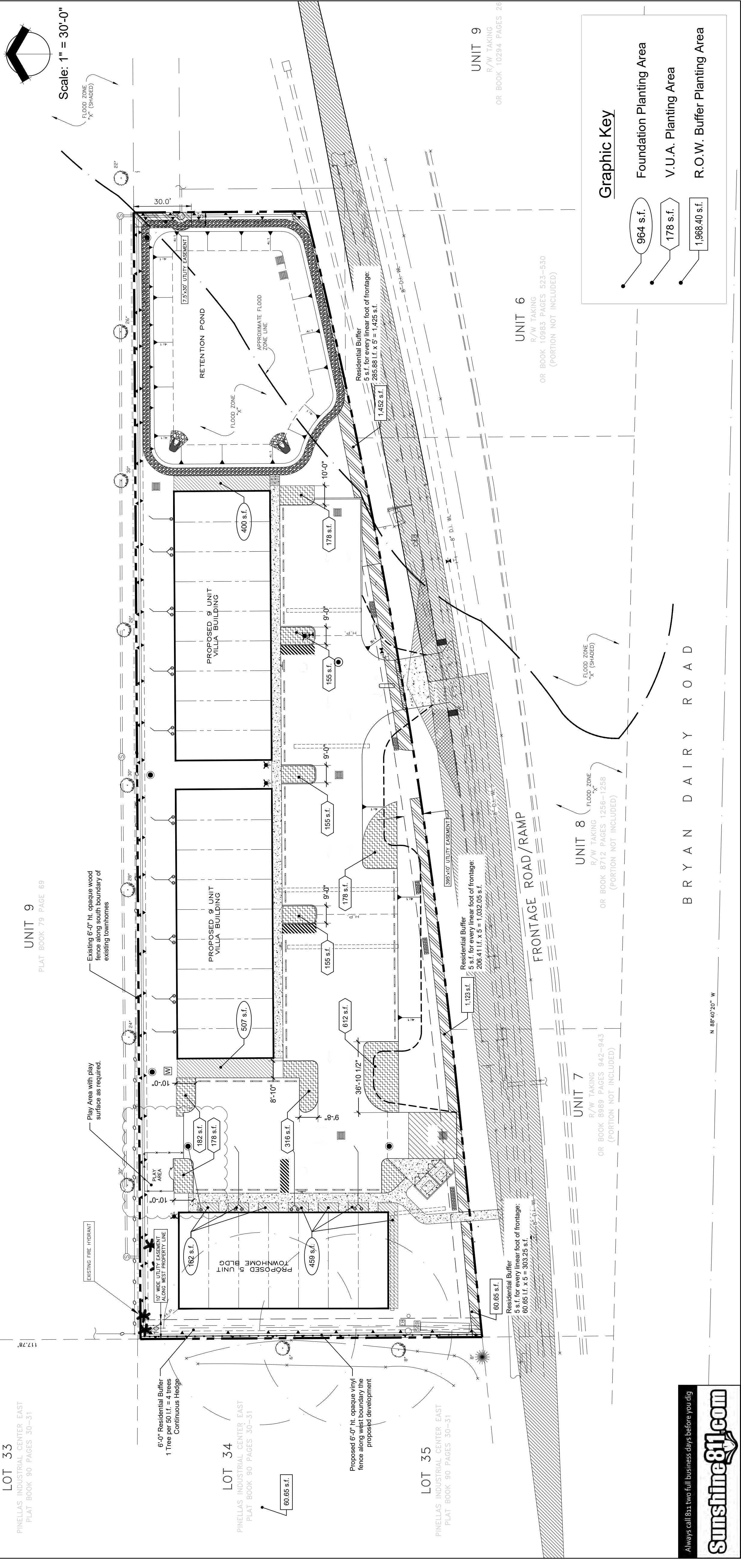
UNIT 9
PLAT BOOK 79 PAGE 69

UNIT 6
R/W TAKING
OR BOOK 10983 PAGES 523-530
(PORTION NOT INCLUDED)

UNIT 7
R/W TAKING
OR BOOK 8989 PAGES 942-943
(PORTION NOT INCLUDED)

UNIT 8
R/W TAKING
OR BOOK 8712 PAGES 1286-1288
(PORTION NOT INCLUDED)

UNIT 9
R/W TAKING
OR BOOK 10294 PAGES 3-8



Irrigation Notes

- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED BY AN AUTOMATIC IRRIGATION SYSTEM, DRIP OR LOW VOLUME THAT PROVIDES 100% COVERAGE OF THE LANDSCAPED AREAS. HOSE BIBS MAY BE APPROVED AS AN ALTERNATIVE BY THE CITY STAFF WHERE DEEMED APPROPRIATE, IF LOCATED WITHIN 25 FEET OF ALL REQUIRED LANDSCAPING.
- THE IRRIGATION SYSTEM SHALL EMPLOY THE PRINCIPLES OF XERISCAPE FOR EFFICIENT USE OF WATER.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ONLY PROVIDE THE AMOUNT OF WATER NECESSARY BASED UPON THE WATER CONSUMPTION CHARACTERISTICS OF THE PLANT GROUPINGS.
- THE IRRIGATION SYSTEM SHALL BE MAINTAINED TO ENSURE PROPER AND EFFECTIVE OPERATION.
- EXCESSIVE WATERING SHALL BE AVOIDED.
- IRRIGATION SHALL OCCUR BETWEEN 6:00 A.M. AND 9:00 A.M. TO MINIMIZE EVAPORATION AND IN ACCORDANCE WITH ALL APPLICABLE WATER RESTRICTIONS.
- WATER SOURCE FOR THE COMMON AREA IRRIGATION SHALL BE THE LOWEST QUALITY WATER SOURCE AVAILABLE.
- PERMITS SHALL BE OBTAINED BY THE IRRIGATION CONTRACTOR.

Minimum Tree Planting Area Requirements

PLANTING AREA REQUIREMENTS	TREE CLASS	INTERMEDIATE	CANOPY
MINIMUM TOTAL AREA—SINGLE TREE	UNDERSTORY	100 SF	200 SF
ADDITIONAL AREA (PER TREE)—MORE THAN ONE TREE IN A GROUP	25 SF	50 SF	100 SF
MINIMUM SETBACK FROM TRUNK TO PERIMETER OF IMPERVIOUS SURFACE	1 FOOT	3.5 FEET	5 FEET
MINIMUM INTERIOR DIMENSION	5 FEET	7 FEET	10 FEET

Minimum Tree Type and Species

TOTAL NUMBER OF REQUIRED TREES: 36 TREES

10 BUFFER + 23 RESIDENTIAL + 3 COMMERCIAL =

REQUIRED NUMBER OF TREES	MINIMUM NUMBER OF SPECIES
1-20	1
21-30	3
31-40	4
OVER 41	5 OR MORE

CANOPY TREE (20% MIN. PERCENTAGE): 8 TREES (42 PROPOSED)

INTERMEDIATE TREE (30% MIN. PERCENTAGE): 11 TREES (11 PROPOSED)

NOTE: THIS PROJECT REQUIRES FOUR (4) DIFFERENT SPECIES OF TREES. SIX (6) ARE PROPOSED.

NATIVE SPECIES 52 OF 66 TOTAL TREES ARE NATIVE (78%)

Minimum Landscape Requirements

- MINIMUM LANDSCAPING FOR TOWNHOME UNIT
- A TOTAL LANDSCAPED AREA EQUAL TO AT LEAST FIVE (5) SQUARE FEET FOR EACH LINEAR FOOT OF LOT FRONTAGE SHALL BE REQUIRED.
 - SUCH AREAS SHALL BE REQUIRED TO CONTAIN ONE (1) TREE FOR EACH FIFTY (50) LINEAR FEET OF LOT FRONTAGE, OR FRACTION THEREOF.
 - PLANTING AREAS AT LEAST TWENTY (20) SQUARE FEET IN SIZE CONTAINING GROUPINGS OF SHRUBS, TREES, ETC. SHALL BE PLACED INTERMITTENTLY ALONG THE FACADE OF EACH DWELLING UNIT OR AT THE ENDS OF EACH BUILDING. SUCH AREAS SHALL CONTAIN A MINIMUM OF THREE (3) SHRUBS AND ONE (1) TREE PER DWELLING UNIT, WHICH MAY BE ACHIEVED WITH ONE (1) OR MORE PLANTING AREAS PER GRADE LEVEL DWELLING UNIT.
- MINIMUM LANDSCAPING FOR VEHICULAR USE AREA
- AN AREA OR COMBINATION OF AREAS EQUAL TO EIGHT (8) PERCENT OF THE TOTAL VEHICULAR USE AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING.
 - INTERIOR LANDSCAPED AREAS SHALL BE LOCATED IN SUCH A MANNER AS TO DIVIDE AND BREAK UP THE MONOTONY OF PAVING, TO PROVIDE SHADED AREAS AND TO DELINEATE THE INTENDED TRAFFIC PATTERNS). THIS INCLUDES ONLY THOSE AREAS THAT ACTUALLY PROTRUDE INTO THE PARKING LOT AND VEHICULAR USE AREAS, SUCH AS (BUT NOT LIMITED TO) INTERIOR AND SUPPORTING TREES AS SPECIFIED IN THE REQUIREMENTS OF THIS SECTION.
 - IN NO CASE SHALL LESS THAN ONE (1) TREE FOR EACH TWO HUNDRED (200) SQUARE FEET OR FRACTION THEREOF OF SUCH REQUIRED LANDSCAPING BE PROVIDED. THIS SUBSECTION SHALL NOT APPLY TO SINGLE-FAMILY, DUPLEX, AND MANUFACTURED HOME (1-1) RESIDENTIAL USES.
 - TERMINAL ISLANDS. EACH ROW OF FIFTEEN (15) OR MORE CONTIGUOUS PARKING SPACES SHALL BE TERMINATED ON BOTH ENDS BY LANDSCAPED ISLANDS OF A SIZE NOT LESS THAN FIVE (5) FEET IN WIDTH, AS MEASURED FROM THE CENTERLINE OF THE PARKING SPACE. THE DESIGNER SHALL SUBMIT A LANDSCAPE PLAN TO INSURE THAT WHERE TREES ARE PLANNED, THAT THE ISLAND IS SIZED LARGE ENOUGH TO PROPERLY ACCOMMODATE THE TREE LANDSCAPING SHALL CONSIST, AT A MINIMUM, OF ONE (1) TREE PLUS LAWN GRASS OR GROUND COVER SELECTION OF TREE TYPES SHOULD BE SENSITIVE TO LOCATIONS OF LIGHT POLES AND SIGNAGE.
 - INTERIOR ISLANDS AND GREENSPACE PARKING ROW DIVIDERS. INTERIOR ISLANDS SHALL BE PLACED WITHIN ROWS OF CONTIGUOUS PARKING SPACES AT INTERVALS OF NOT MORE THAN FIFTEEN (15) SPACES. INTERIOR ISLANDS AND GREEN SPACE PARKING ROW DIVIDERS SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH AS MEASURED INSIDE THE PARKING SPACE. THE DESIGNER SHALL SUBMIT A LANDSCAPE PLAN TO INSURE THAT WHERE ADJACENT PARKING STALL LANDSCAPING SHALL, AT A MINIMUM, CONSIST OF ONE (1) TREE PLUS LAWN GRASS OR GROUND COVER.

Landscape Calculations

TOWNHOME UNITS

BUFFERS

R.O.W. FRONTAGE (INCL. DRIVEWAYS): 450,291 L.F.

REQUIRED BUFFER AREA: 450,291 L.F. X 5 S.F. = 2,251,455 S.F.

PROPOSED BUFFER AREA: 2,635,665 S.F.

MINIMUM NUMBER OF BUFFER TREES: 450,291 L.F. / 10 TREES = 45,029 TREES

PROPOSED BUFFER TREES: 10 TREES

(NOTE: TREES SHOWN IN EXCESS OF THE REQUIREMENT SHALL BE APPLIED TO THE DWELLING UNIT REQUIREMENTS)

DWELLING UNITS:

TOTAL NUMBER OF DWELLING UNITS: 23 UNITS

MINIMUM LANDSCAPE AREA PER DWELLING UNIT: 20 S.F.

REQUIRED LANDSCAPE AREA: 460 S.F.

PROPOSED LANDSCAPE AREA: 1,528 S.F.

MINIMUM SHRUBS (3 PER GRADE-LEVEL UNIT): 69 SHRUBS

SHRUBS PROVIDED: 87 SHRUBS

MINIMUM TREES (1 PER GRADE-LEVEL UNIT): 23 TREES

TREES PROVIDED: 22 TREES

(NOTE: TREES ARE DISPersed THROUGHOUT THE SITE)

VEHICULAR USE AREA

TOTAL VEHICULAR USE AREA: 21,167 S.F.

V.U.A. LANDSCAPE AREA REQUIRED (8%): 1,693 S.F.

V.U.A. LANDSCAPE AREA PROPOSED: 2,169 S.F.

TREES REQ'D (1 PER 200 S.F. OF V.U.A. LANDSCAPE): 9 TREES

TREES PROVIDED: 11 TREES

(NOTE: TREES SHOWN IN EXCESS OF THE REQUIREMENT SHALL BE APPLIED TO THE DWELLING UNIT REQUIREMENTS)

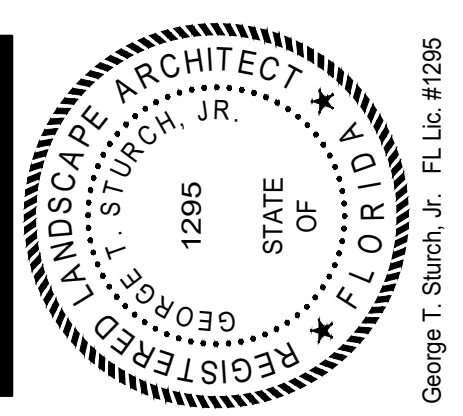
General Landscape Notes

- SITE ZONING PROPOSED: C-PLD.
- SITE AREA 82,791 S.F. (1.90 +/- ACRES).
- ALL PLANT MATERIAL INSTALLED ON THIS PROJECT SHALL BE CLASSIFIED "FLORIDA #1" OR BETTER AS DEFINED BY THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" AND "GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES" PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL AREAS OF THE SITE THAT ARE NOT COVERED BY BUILDINGS, PAVEMENTS, PONDS OR EXISTING VEGETATION SHALL BE COVERED WITH MULCH, TURF GRASS, GROUND COVERS, OR SHRUBS AND IRRIGATED WITH ALLOW-VOLUME AUTOMATIC IRRIGATION SYSTEM.
- ALL RECOMMENDED TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE LATEST EDITION OF THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS".
- ALL SLOPES IN EXCESS OF 1:5 SHALL BE SODDED WITH A SUITABLE PERMANENT TURFGRASS. NO TREES SHALL BE PLANTED ON SLOPES 2:1 OR GREATER.
- THE LOCATION OF ALL REQUIRED TREES MUST NOT CONFLICT WITH LIGHTING FIXTURES, SIGNS, OR OTHER UTILITIES. TREE SPECIES WITH HEIGHT GREATER THAN 20 FEET SHALL NOT BE PLANTED WITHIN A UTILITY EASEMENT WHEN POWER LINES LIE DIRECTLY OVERHEAD.
- ALL REQUIRED HEDGES SHALL BE MAINTAINED AT A MINIMUM 3' HIGH. ALL REQUIRED SHRUBS/GROUND COVERS WITHIN VISIBILITY TRIANGLES SHALL BE MAINTAINED AT A MAX. OF 3' HIGH.
- ALL GREEN SPACE AREAS NOT SPECIFIED OTHERWISE WILL BE SODDED WITH BAHIA SOD. REFER TO CIVIL ENGINEER'S PLANS FOR SODDING POND AND POND BANKS. ANY AREAS DISTURBED OUTSIDE OF PROJECT LIMITS SHOULD BE SODDED WITH BAHIA SOD.
- PLANT MATERIAL QUANTITIES SHOWN IN THE PLANT LIST AND PLAN ARE FOR BIDDING CONVENIENCE. BIDDERS SHALL PERFORM A PLANT QUANTITY TAKEOFF AND REPORT DISCREPANCIES TO THE OWNER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDER-REPORTED QUANTITIES.

Sheet Index

Sheet	Content
L-01	Landscape Code
L-02	Planting Plan
L-03	Specifications
IR-01	Irrigation Plan (n/incl)
IR-02	Irrigation Notes (n/incl)

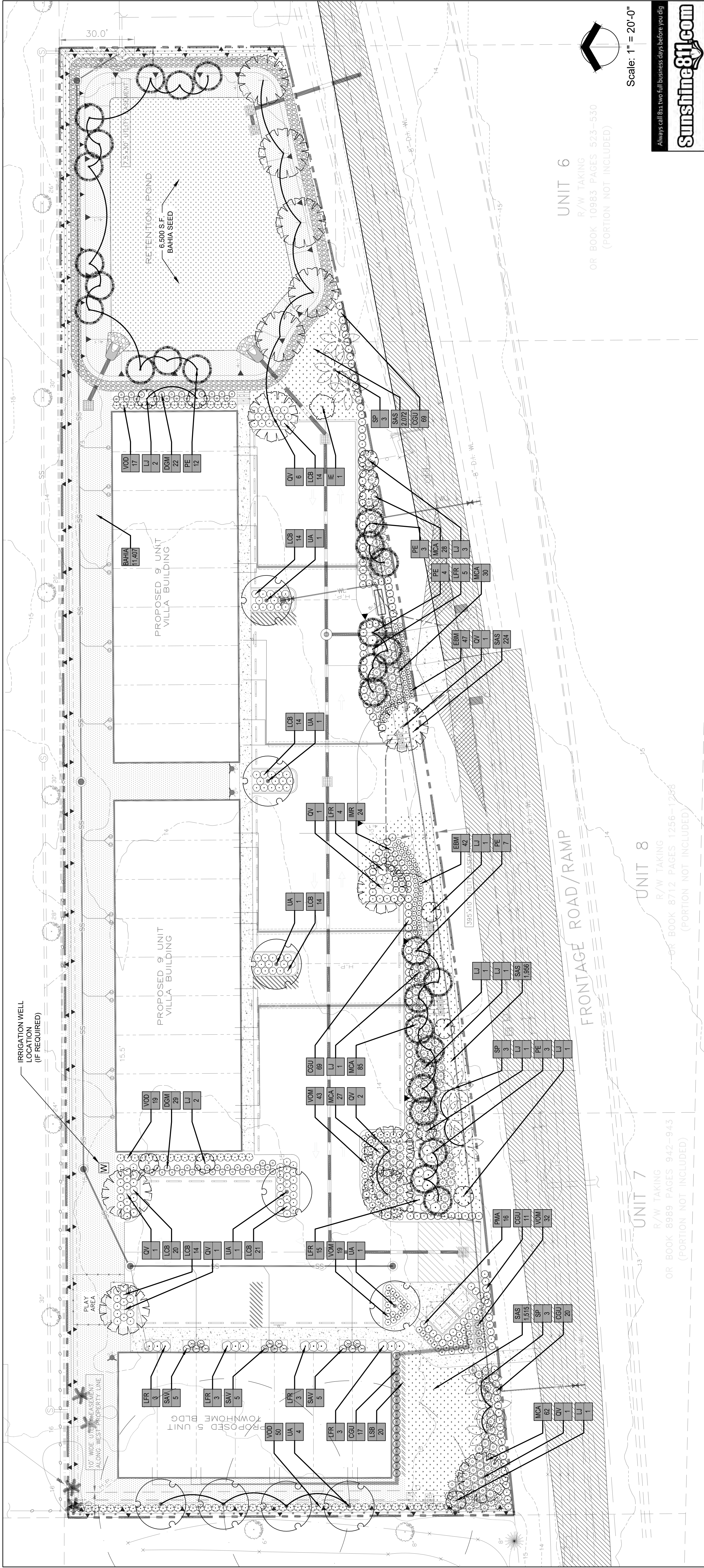
Brentwood Townhomes
Pinellas Park, Florida



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UNIT 6
R/W TAKING
OR BOOK 10983, PAGES 523-530
(PORTION NOT INCLUDED)

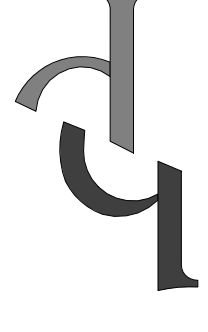
Scale: 1" = 20'-0"



Plant List		Common Name	Specifications	Spacing	Native	Drought Tolerant
Qty.	Sym.	Botanical Name				
Dwarf Shrubs						
89	EBM	EVOLVULUS "USEVOI201" TM	14" HT. X 14" SPR., CONTAINER GROWN	24" O.C.	NO	YES
51	DGM	DURANTA ERECTA "GOLD MOUND"	14" HT. X 14" SPR., CONTAINER GROWN	30" O.C.	NO	YES
94	VOM	VIBURNUM OBOVATUM "MRS. SCHILLER'S DELIGHT"	14" HT. X 14" SPR., CONTAINER GROWN	30" O.C.	YES	YES
111	LCB	LOROPETALUM CHINENSE RUBRUM "BURGUNDY"	14" HT. X 14" SPR., CONTAINER GROWN	30" O.C.	NO	YES
24	MR	IXORA "MAUI RED"	14" HT. X 14" SPR., CONTAINER GROWN	30" O.C.	NO	YES
Ground Covers & Grasses						
20	LSB	LIRIOPE MUSCARI "SUPER BLUE"	1 GAL., 12" X 12"	18" TRI.	NO	YES
232	MCA	MUHLENBERGIA CAPILLARIS	3 GAL., 24" X 18"	36" TRI.	YES	YES
Turfgrass/Mulch						
15,862 S.F.	BAHIA	PASPALUM NOTATUM "ARGENTINE"	SOLID ARGENTINE BAHIA SOD			
6,500 S.F.	BAHIA SEED	STENOTAPHRUM SECUNDATUM	ARGENTINE BAHIA SEED - 10 LBS. PER 1,000 S.F. W / HAY COVER			
5,723 S.F.	SAS	STENOTAPHRUM SECUNDATUM "FLORATAM"	SOLID ST. AUGUSTINE FLORATAM SOD			
TBD	MULCH	PINE BARK MINI-NUGGETS	GRADE "A"	3" DEPTH		
54 C.F.	PG	PEA GRAVEL	4" DEPTH PEA GRAVEL ON COMPACTED GROUND W/HD. GEOTEXTILE FABRIC UNDERLAYMENT. ALUM. EDGING AS NECESSARY			

NOTES:
1. QUANTITIES ARE PROVIDED AS A COURTESY AND SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR PRIOR TO BIDDING. ANY DISCREPANCIES SHALL BE ADDRESSED THROUGH THE GENERAL CONTRACTOR IN THE RFT PROCESS.
2. ALL QUALITY OF PLANTING MATERIALS AND WORK SHALL BE AS SPECIFIED ON SHEET L-03.
3. "CALON" MEANS "ON CENTER"; "TRT" MEANS TRIANGULAR SPACING; "SC" MEANS SQUARE SPACING; "RFT" MEANS REQUEST FOR INFORMATION.

Plant List		Common Name	Specifications	Spacing	Native	Drought Tolerant
Qty.	Sym.	Botanical Name				
Trees/Palms						
SHADE TREES						
13	OV	QUERCUS VIRGINIANA "SLDN"	10' HT. (MIN.) X 4" SPR., 1.5" CAL. (MIN.)	36" O.C.	YES	YES
29	PE	PINUS ELLIOTTII "DENSA"	8' HT. (MIN.) X 3" SPR., 1.5" CAL. (MIN.)	36" O.C.	NO	YES
9	UA	ULMUS ALATA	10' HT. (MIN.) X 4" SPR., 1.5" CAL. (MIN.)		YES	YES
INTERMEDIATE TREES						
1	IE	ILEX X. ATTENUATA "EAGLESTON" (Note: Eagleston Holly is a natural hybrid of Dahoon Holly and American Holly)	8' HT. (MIN.) X 3" SPR., 1.5" CAL. (MIN.)		YES	YES
UNDERSTORY TREES						
14	LJ	LIGUSTRUM JAPONICUM	8' HT. (MIN.) X 6" SPR., 1.5" CAL. (MIN.) MULTI-TRUNK SPECIMEN		NO	YES
9	SP	SABAL PALMETTO	18-24" OVERALL HT. B&B. SMOOTH TRUNK. HURRICANE CUT		YES	YES
Shrubs						
BUFFER HEDGES						
186	CGU	CLUSIA GUTTIFERA	20" HT. (MIN.) X 20" SPR., CONTAINER GROWN	36" O.C.	YES	YES
16	PMA	PODOCARPUS MACROPHYLLUS	48" HT. (MIN.) X 24" SPR., CONTAINER GROWN	36" O.C.	NO	YES
HEDGES						
86	VOD	VIBURNUM ODORATISSIMUM	20" HT. (MIN.) X 20" SPR., CONTAINER GROWN	36" O.C.	NO	YES
15	SAV	SCHIFFELERA ARBORICOLA "VARIEGATA"	20" HT. (MIN.) X 20" SPR., CONTAINER GROWN	36" O.C.	NO	YES
ACCENTS						
36	LFR	LEUCOPHYLLUM FRUTESCENS	20" HT. (MIN.) X 20" SPR., CONTAINER GROWN	36" O.C.	YES	YES



Behar Peteranecz
ARCHITECTURE | INTERIORS

2240 TERMINAL DRIVE SOUTH | ST. PETERSBURG, FL 33712
(772) 800-5300 | ARCHITECTURE@BHP.COM | A 26001704 | B 26001704

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ISTVAN L. PETERANECZ
AFB94533
FLORIDA

LIFE SAFETY LEGEND

- <123> DOOR EGRESS CAPACITY (NUMBER OF OCCUPANTS)
- FIRE EXTINGUISHER ARRANGED AT 75' MAX TRAVEL DISTANCE. FINAL QUANTITIES AND LOCATIONS TBD IN FIELD BY FIRE MARSHAL
- 1 HOUR FIRE RESISTIVE PARTITION (WHERE INDICATED)
- 2 HOUR FIRE RESISTIVE PARTITION (WHERE INDICATED)
- EXIT TRAVEL PATH. SEE ASSOCIATED PLAN NOTES FOR COMMON PATH OF TRAVEL (CPT) AND TRAVEL DISTANCE (TD) TO EXIT VALUES
- DIAGONAL DISTANCE FOR EXIT SEPARATION CALCULATIONS
- HEARING IMPAIRED FEELING EQUIPPED LOCATIONS. SEE PLAN NOTES FOR LOCATIONS
- ACCESSIBLE GUEST ROOM. SEE PLAN NOTES FOR LOCATIONS
- KNOX BOX TYPE 4400 W/ MIN. (5) KEYS W/ ACCESS TO MAIN STRUCTURES, MECH., FIRE ALARM, FIRE PUMP, SMOKE EXHAUST, ELEVATOR, AND OTHER AREAS AS REQUIRED BY AHJ. COORDINATE FINAL INSTALLED LOCATION WITH FIRE MARSHAL.
- EXIT SIGN (SHADED REGION INDICATES LIGHTED SIDE)

EGRESS CALC.

RESIDENTIAL UNIT:
NUMBER OF EXITS: 2 PER UNIT
EGRESS CAPACITY (PER NFPA 101 CH. 7.3.3.2):
DOORS: 2 X DOOR: 34" CLEAR x 0.2" = 340 OCCUPANTS
RESIDENTIAL UNIT:
UNIT 1ST LEVEL 840SF
UNIT 2ND LEVEL 630SF
1,470SF TOTAL / 200 GROSS = 8 OCCUPANTS

NOTE: EACH UNIT EGRESS DIRECTLY TO EXTERIOR

NOTE: PRINT THIS SHEET IN COLOR TO PROPERLY DISPLAY ALL FIRE RATING DESIGNATIONS.

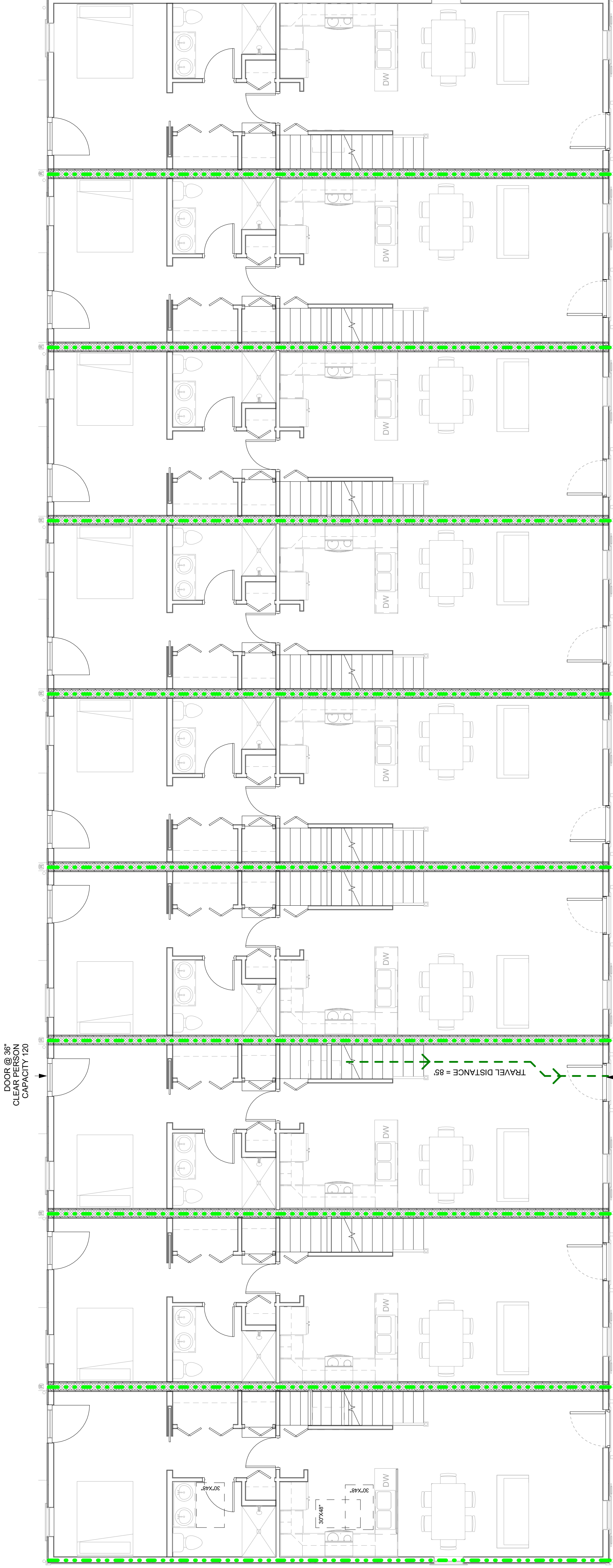
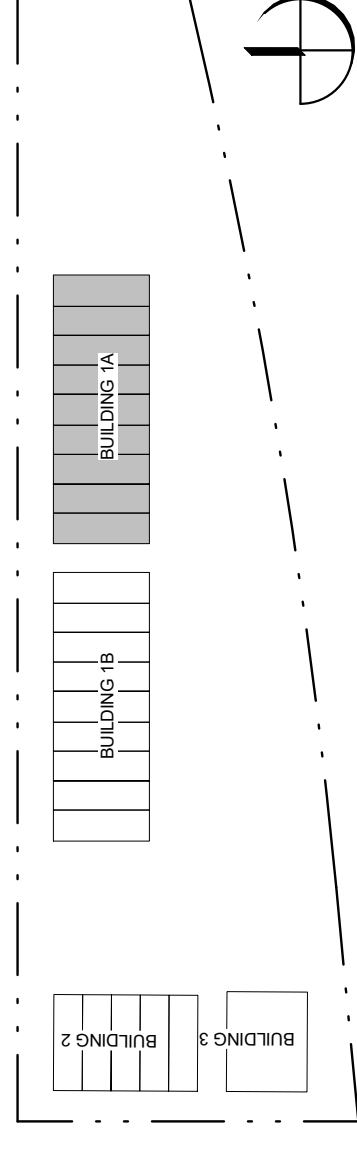
BUILDING CODE ANALYSIS

GROUP R-2 RESIDENTIAL (PRIMARY)	310.3								
TYPE OF CONSTRUCTION: VB	CH. 6								
BUILDING HEIGHT & AREAS:	HEIGHT	STORIES	AREA						
GROUP ALLOWED	60'-0"	2	7,000 SF	TABLE 504.4					
R-2	PROPOSED	24'-3 1/2"	2	6,980 SF	506.2				
STRUCTURAL FRAME	0 HOUR								
BEARING WALL - EXT.	0 HOUR								
FLOOR CONSTRUCTION:	0 HOUR								
ROOF CONSTRUCTION:	0 HOUR								
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:									
FIRE SEPARATION DISTANCE 0 - <5':	1								
FIRE SEPARATION DISTANCE 5' - <10':	1								
FIRE SEPARATION DISTANCE 10' - <15':	1								
FIRE SEPARATION DISTANCE 15' - <20':	1								
FIRE SEPARATION DISTANCE 20' - <25':	1								
FIRE SEPARATION DISTANCE 25' - <30':	0								
FIRE SEPARATION DISTANCE >30':	0								
EXTERIOR WALL OPENING LIMITATIONS: (UNPROTECTED) DISTANCE 0 - <3':	NONE								
FIRE SEPARATION DISTANCE 3' - <5':	NONE								
FIRE SEPARATION DISTANCE 5' - <10':	10%								
FIRE SEPARATION DISTANCE 10' - <15':	15%								
FIRE SEPARATION DISTANCE 15' - <20':	25%								
FIRE SEPARATION DISTANCE 20' - <25':	40%								
FIRE SEPARATION DISTANCE 25' - <30':	70%								
FIRE SEPARATION DISTANCE >30':	NO LIMIT								
MEANS OF EGRESS									
TRAVEL DISTANCE:									
"R-2" OCCUPANCY: 200 FEET MAX PER FBC TABLE 1017.2	FBC TABLE 1017.2								
COMMON PATH OF TRAVEL:									
"R-2" OCCUPANCY: 125' MAX	FBC TABLE 1006.3.3								

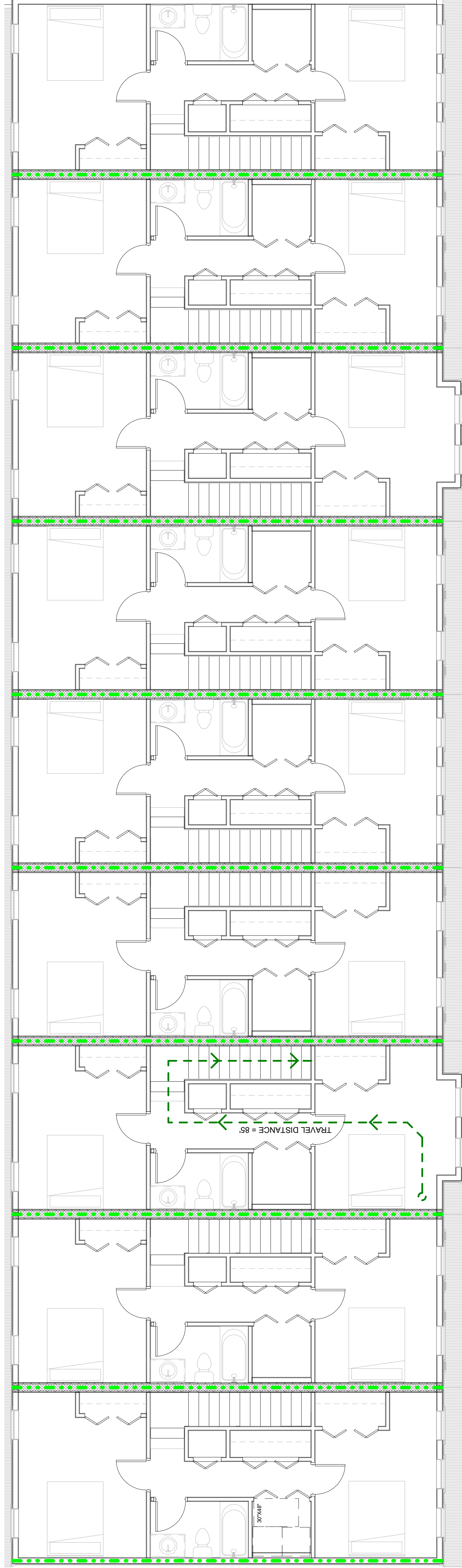
ISSUED DRAWING LOG:
Date Description

PROJECT NO: 20_54
ISSUE DATE: 02.19.2021
DRAWING TITLE: LIFE SAFETY PLAN UNITS

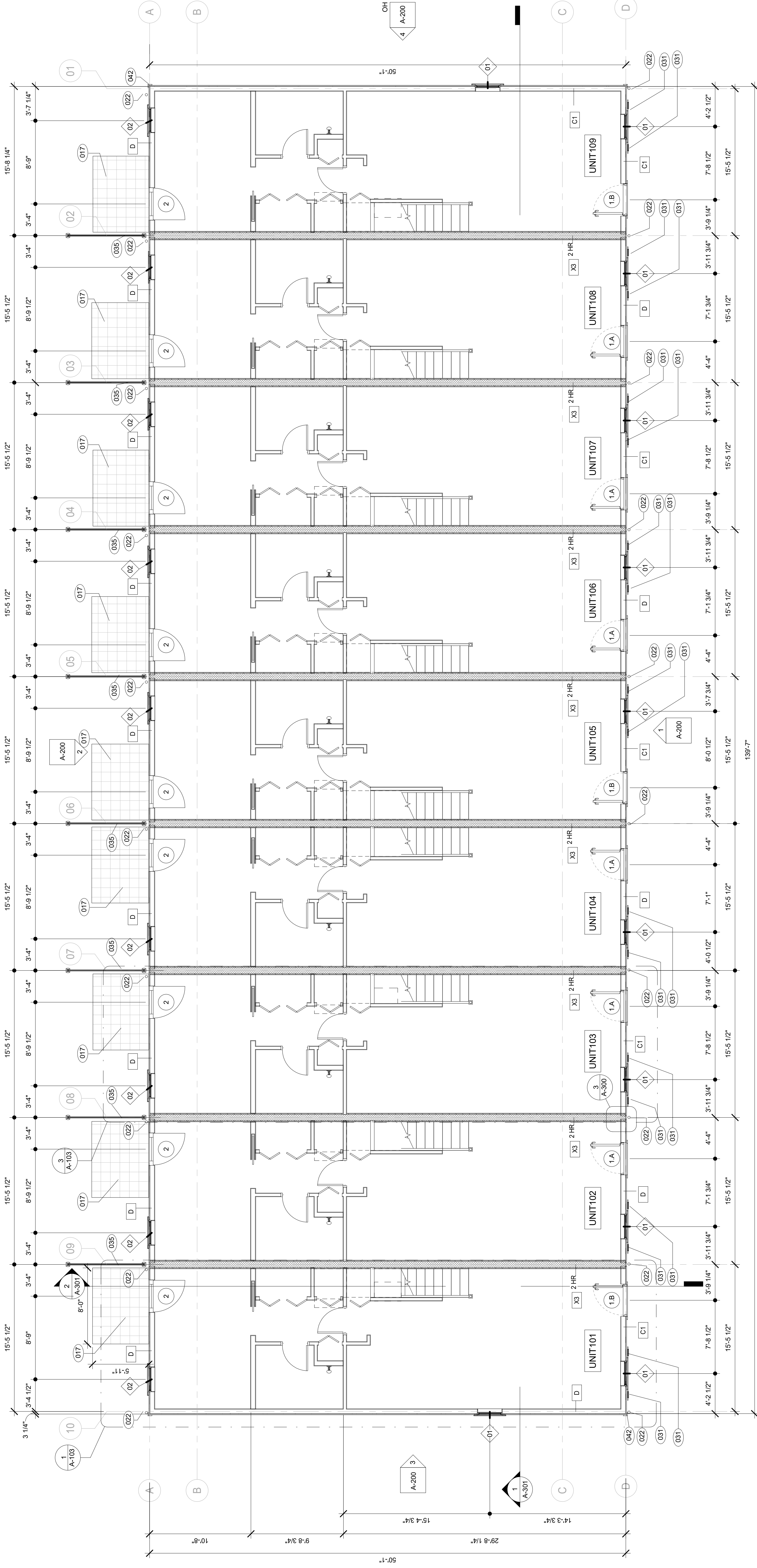
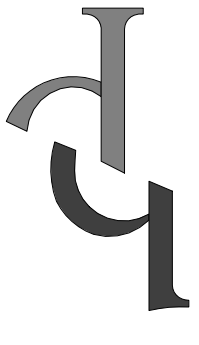
SHEET NUMBER: A-010
EDITION: DESIGN DEVELOPMENT



① LIFE SAFETY PLAN BUILDING 1A LEVEL 1
3/16" = 1'-0"



② LIFE SAFETY PLAN BUILDING 1A LEVEL 2
3/16" = 1'-0"



1 FLOOR PLAN - LEVEL 1
3/16" = 1'-0"

GENERAL NOTES

- REFER TO DIMENSION NOTES ON PLANS SHEETS FOR ALL DIMENSIONING CRITERIA AND CLARIFICATIONS.
- DIMENSIONS INDICATED HEREIN ARE MEASURED TO STRUCTURAL GRIDLINES. FACE IF STRUCTURAL WALL, OR FACE OF WOOD STUD UNLESS NOTED OTHERWISE.
- REFER TO OVERALL PLANS FOR DEMISING / CORRIDOR / SHAFT WALL TYPES AND DIMENSIONS. EXTERIOR WINDOW TYPES AND PLACEMENTS, ETC.
- REFER TO MECHANICAL DOCUMENTS FOR MECHANICAL DEVICE LOCATIONS, SPECIFICATION, SIZES, AND SETTINGS. MECHANICAL CALLOUTING DESIGNS IN THESE AREAS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY.
- BATHROOM ACCESSORIES INDICATED HEREIN ARE SHOWN FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR FINAL ACCESSORY SELECTIONS.
- PLUMBING FIXTURES INDICATED HEREIN ARE SHOWN FOR REFERENCE ONLY. REFER TO PLUMBING DRAWINGS FOR FINAL FIXTURE SELECTIONS AND SPECIFICATIONS.
- PROVIDE IN-WALL BLOCKING FOR ALL MILLWORK, FURNITURE, FIXTURES & ACCESSORIES AS REQUIRED.
- REFER TO OVERALL RCPS FOR CEILING MATERIAL DESIGNATIONS.
- GC SHALL COORDINATE WITH ARCHITECT FOR ANY ADDITIONAL ACCESSORIES OR INSTALLATION CRITERIA NOT LISTED HEREIN.

DIMENSION NOTES

- DIMENSIONS INDICATED HEREIN ARE MEASURED TO STRUCTURAL GRIDLINES. FACE OF STRUCTURAL WALL, OR FACE OF WOOD STUD U.N.O.
- MASONRY.
- MASONRY PLAN DIMENSIONS ARE NOMINAL. AT SCALES NOT SHOWING INDIVIDUAL MODULES.
- MASONRY ARE NOMINAL MASONRY OPENINGS AT SCALES NOT SHOWING INDIVIDUAL MODULES.
- HORIZONTAL JOINT LINES ARE AT TOP OF MASONRY UNIT. VERTICAL JOINT LINES ARE AT CENTERLINE OF JOINT.
- INTERIOR WALL DIMENSIONS ARE MEASURED TO STRUCTURAL GRIDLINES OR FACE OF STRUCTURAL WALL UNLESS NOTED OTHERWISE.
- ONLY REFER TO STRUCTURAL MASONRY UNIT TYPE IS SHOWN AS REPRESENTATION. DRAWINGS WITH INDIVIDUAL MODULAR UNITS SHOWN ARE DIMENSIONED TO ACTUAL SIZE.
- ME ALL WOOD STUDS.
- INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. PER PARTITION SCHEDULE U.N.O. ADDITIONAL FINISHES MAY EXIST. REFER TO FINISH SCHEDULE AND/OR PLANS.
- ALL CORNERS ARE AT 90 DEGREE RIGHT ANGLES. U.N.O.
- WALL CORNERS ARE TO BE SET IN PERPENDICULAR WALLS. DIMENSION FROM FACE OF WALL TO EDGE OF FRAME IS 4 INCHES U.N.O.
- WHERE WALLS OF VARYING FIRE AND/OR SMOKE RATING MEET OR INTERSECT, WALLS OF GREATER RATING SHALL RUN CONTINUOUS.

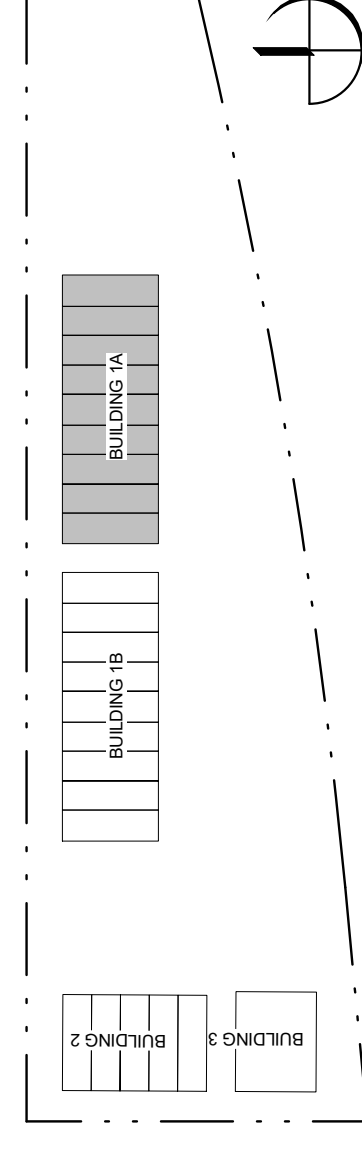
SYMBOL LEGEND

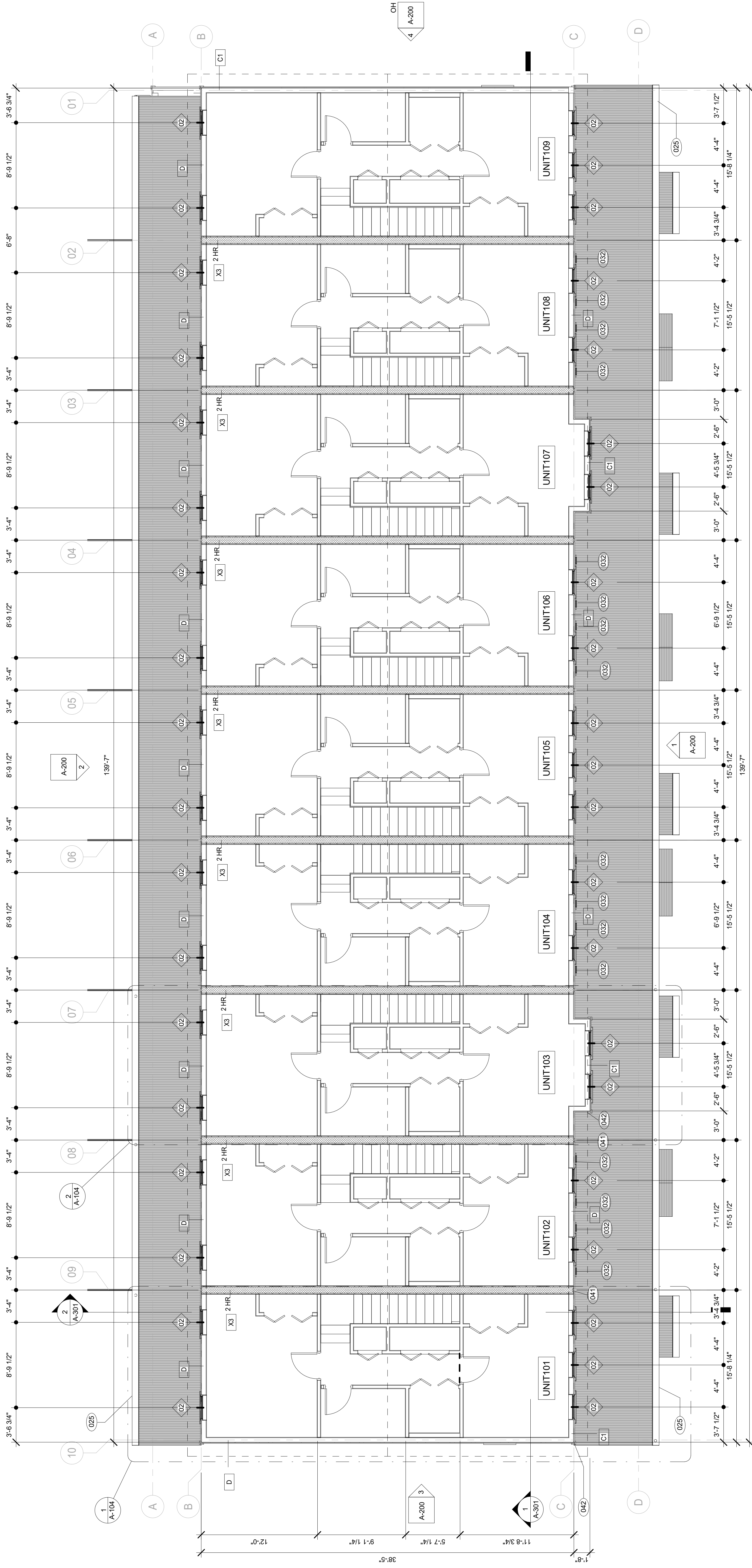
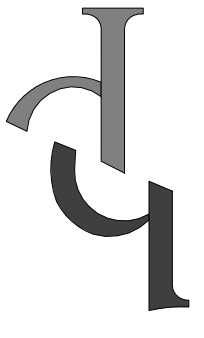
Room name	ROOM NAME / ROOM NUMBER TAG
101	PARTITION TAG
A	DOOR TAG
11	WINDOW TAG
12	KEYNOTE TAG

- INDICATES CMU WALL ASSEMBLY. REFER TO SHEETS FOR CLADDING INFO
- INDICATES WOOD STUD PARTITION TAGS. SEE PARTITION TYPES FOR CLADDING INFO

KEYNOTE LEGEND

017	RESIDENT UNIT PRIVATE PATIO. REFER TO SECTIONS AND STRUCTURAL DOCUMENTS FOR MORE INFORMATION.
022	4" ALUMINUM DOWNSPOUT TIED INTO UNDERGROUND STORMWATER SYSTEM. REFER TO SPECIFICATIONS, CIVIL, AND PLUMBING DOCUMENTS FOR ADDITIONAL INFORMATION.
031	FIRST FLOOR PVC SHUTTERS "B" LARGE SW7674 PEPPER CORN. SPECIFICATIONS FOR EXACT QUANTITIES AND MODEL NUMBERS.
035	PRIVACY FENCE. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
042	5/4" x 3 1/2" CEMENTITIOUS CORNER BOARD. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.





1 FLOOR PLAN - LEVEL 2
3/16" = 1'-0"

GENERAL NOTES

- REFER TO DIMENSION NOTES ON PLANS SHEETS FOR ALL DIMENSIONING CRITERIA AND CLARIFICATIONS.
- DIMENSIONS INDICATED HEREIN ARE MEASURED TO STRUCTURAL GRIDLINES. FACE IF STRUCTURAL WALL, OR FACE OF WOOD STUD UNLESS NOTED OTHERWISE.
- REFER TO OVERALL PLANS FOR DEMISING / CORRIDOR / SHAFT WALL TYPES AND DIMENSIONS. EXTERIOR WINDOW TYPES AND PLACEMENTS, ETC.
- REFER TO MECHANICAL DOCUMENTS FOR MECHANICAL DEVICE LOCATIONS. SPECIFICATION SHEETS SHALL BE USED FOR ALL MECHANICAL CALLOUTING DESIGNS IN THESE AREAS AS SHOWN ON THIS SHEET FOR REFERENCE ONLY.
- BATHROOM ACCESSORIES INDICATED HEREIN ARE SHOWN FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR FINAL ACCESSORY SELECTIONS.
- PLUMBING FIXTURES INDICATED HEREIN ARE SHOWN FOR REFERENCE ONLY. REFER TO PLUMBING DRAWINGS FOR FINAL FIXTURE SELECTIONS AND SPECIFICATIONS.
- PROVIDE IN-WALL BLOCKING FOR ALL MILLWORK, FURNITURE, FIXTURES & ACCESSORIES AS REQUIRED.
- REFER TO OVERALL RCPS FOR CEILING MATERIAL DESIGNATIONS.
- GC SHALL COORDINATE WITH ARCHITECT FOR ANY ADDITIONAL ACCESSORIES OR INSTALLATION CRITERIA NOT LISTED HEREIN.

DIMENSION NOTES

- DIMENSIONS INDICATED HEREIN ARE MEASURED TO STRUCTURAL GRIDLINES. FACE OF STRUCTURAL WALL, OR FACE OF WOOD STUD U.N.O.
- MASONRY:
A. MASONRY PLAN DIMENSIONS ARE NOMINAL. AT SCALES NOT SHOWING INDIVIDUAL MODULES.
B. MODULES ARE NOMINAL MASONRY OPENINGS AT SCALES NOT SHOWING INDIVIDUAL MODULES.
C. MASONRY COURSING LINES SHOWN IN ELEVATION REPRESENT NOMINAL DIMENSIONS. HORIZONTAL JOINT LINES ARE AT TOP OF MASONRY UNIT. VERTICAL JOINT LINES ARE AT CENTERLINE OF JOINT.
D. CENTERLINE WALL DIMENSIONS ARE MEASURED TO STRUCTURAL GRIDLINES OR FACE OF STRUCTURAL WALL UNLESS NOTED OTHERWISE.
E. AT LOCATIONS OF STRUCTURAL MASONRY, UNIT TYPE IS SHOWN AS REPRESENTATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL MASONRY CONSTRUCTION. ALL WOOD STUDS WITH INDIVIDUAL MODULAR UNITS SHOWN ARE DIMENSIONED TO ACTUAL SIZE.
F. DRAWINGS WITH INDIVIDUAL MODULAR UNITS SHOWN ARE DIMENSIONED TO FACE OF STUD U.N.O.
G. INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD AS TAGGED. PER PARTITION SCHEDULE U.N.O. ADDITIONAL FINISHES MAY EXIST. REFER TO FINISH SCHEDULE AND/OR PLANS.
H. ALL CORNERS ARE AT 90 DEGREE RIGHT ANGLES U.N.O.
I. WALL CORNERS ARE TO BE PERPENDICULAR WALLS. DIMENSION FROM FACE OF WALL TO EDGE OF FRAME IS 4 INCHES U.N.O.
J. WHERE WALLS OF VARYING FIRE AND/OR SMOKE RATING MEET OR INTERSECT, WALLS OF GREATER RATING SHALL RUN CONTINUOUS.

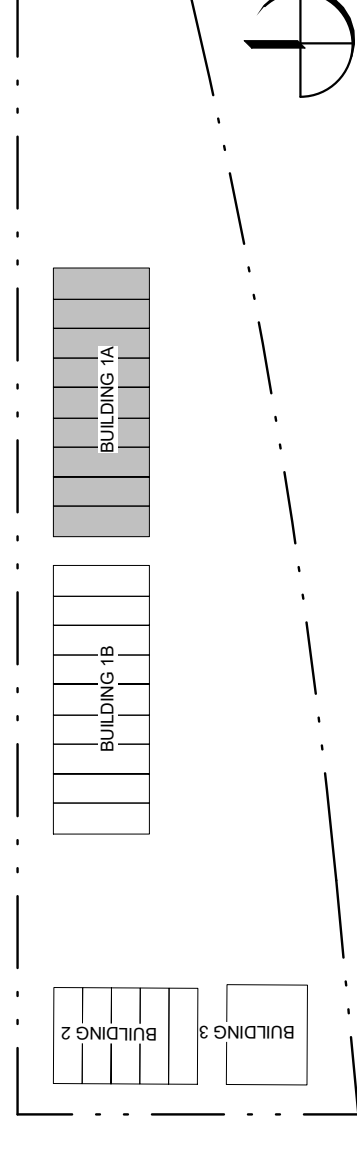
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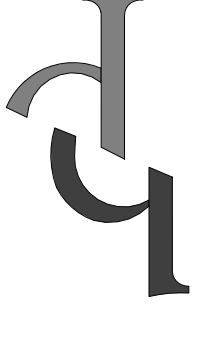
Room name	ROOM NAME / ROOM NUMBER TAG
101	PARTITION TAG
A	DOOR TAG
II	WINDOW TAG
III	KEYNOTE TAG

INDICATES CMU WALL ASSEMBLY REFER TO SHEETS FOR CLADDING INFO
INDICATES WOOD STUD U.N.O. PARTITION TAGS ONLY. SEE PARTITION TYPES FOR CLADDING INFO

KEYNOTE LEGEND

025	ALUMINUM SEAMLESS GUTTERS 5"
032	SECOND FLOOR PVC SHUTTERS 4" SMALL SW7674 PEPPERCORN REFER WINDOW SCHEDULE FOR MORE INFORMATION AND TO SPECIFICATIONS FOR EXACT QUANTITIES AND MODEL NUMBERS
041	5/4" X 3 1/2" CEMENTITIOUS VERTICAL TRIM REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION
042	5/4" X 3 1/2" CEMENTITIOUS VERTICAL TRIM REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION





CEILING TYPES

- 1 EXPOSED STRUCTURE ABOVE
- 2 GYPSUM BOARD CEILING (PAINTED) DIRECTLY ON WOOD TRUSS FLOOR SYSTEM
- 3 MOISTURE RESISTANT GYPSUM BOARD CEILING (PAINTED) DIRECTLY ON WOOD TRUSS FLOOR SYSTEM

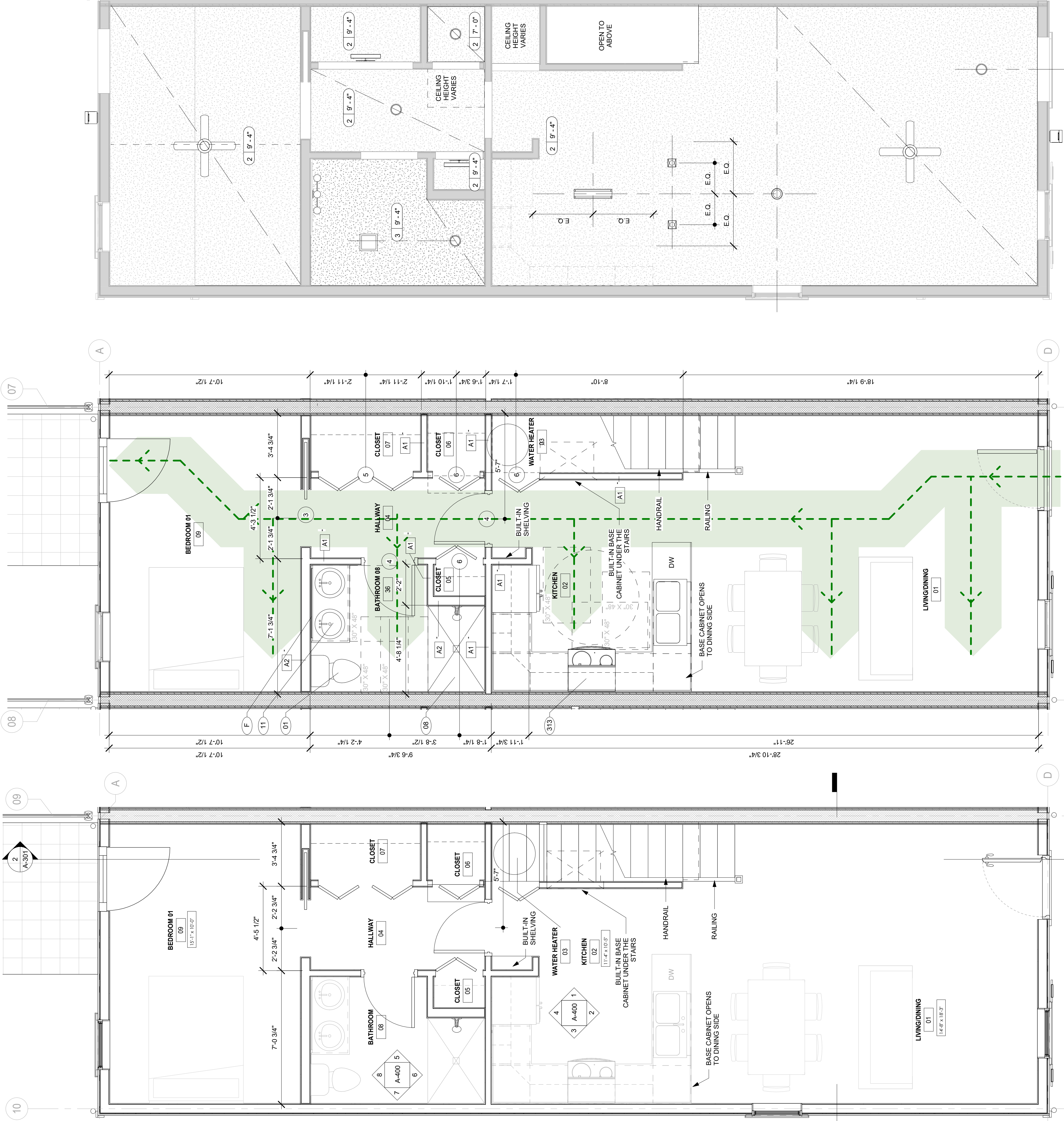
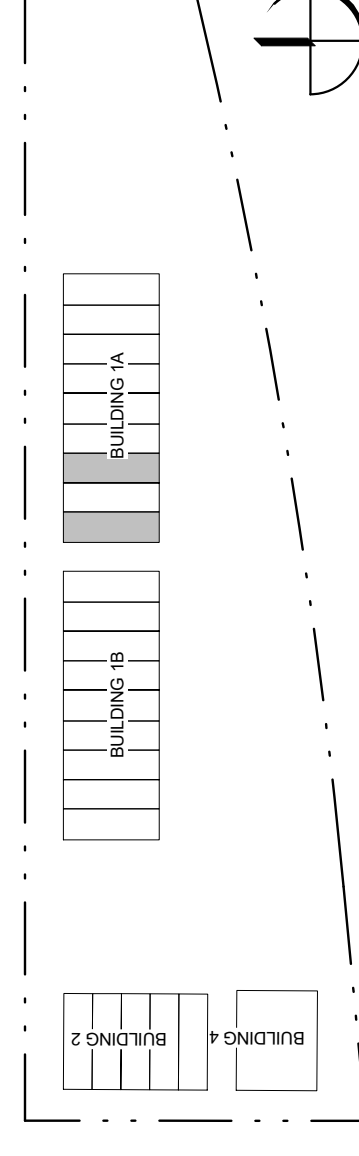
SYMBOL LEGEND

NOTE: SEE ELECTRICAL DRAWINGS FOR ALL FIXTURE SPECIFICATIONS UNLESS NOTED OTHERWISE.

- RECESSED
VINYL WALL MOUNT LIGHT FIXTURE
- DECORATIVE CEILING PENDANT. SEE INTERIOR DESIGN PACKAGE
- ROUND LIGHT FLUSH MOUNTED W/ MODULATOR SWITCH
- LINEAR WALL MOUNT LIGHT FIXTURE
- DECORATIVE WALL LIGHT FIXTURE
- CENTRAL DECORATIVE LED FLUORESCENT
- CENTRAL DECORATIVE LED FLUORESCENT SMALL
- EXTERIOR WALL LIGHT
- VINYL WALL MOUNT LIGHT FIXTURE SMALL
- RETURN DIFFUSER
- SUPPLY DIFFUSER
- CEILING FAN WITH LIGHT KIT

GENERAL NOTES

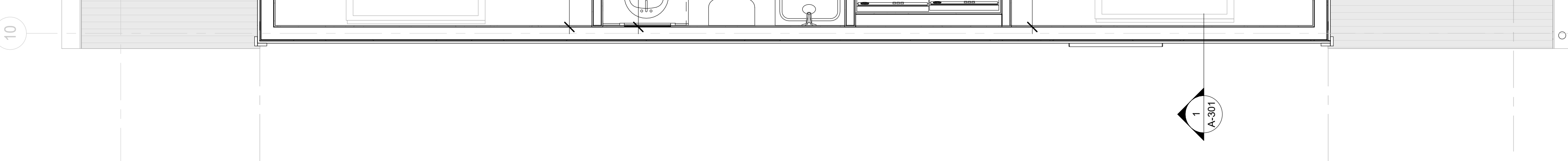
- A. G.C. SHALL SUBSTITUTE MOISTURE & MOLD RESISTANT GYPSUM BOARD FOR STANDARD GYPSUM BOARD IN ALL SHOWERS AND BATHROOMS.
- B. ALL FF&E IS N.I.C. AND IS INDICATED FOR SUGGESTIVE REFERENCE ONLY, AND TO SHOW COMPATIBILITY WITH REQUIRED CLEARANCES, POWER & DATA HOOKUPS, ETC.
- C. REFER TO RESIDENT UNIT ENLARGED PLANS FOR ALL INTERIOR DIMENSIONS, WALL TYPES, CENTER RESIDENT UNIT DESIGN WALL ON CENTER LINES.
- D. BUILDING SHALL COMPLY WITH FHA REQUIREMENTS. TO THE BEST OF THE ARCHITECT OF RECORD'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY CHAPTER 633, FLORIDA STATUTES.
- E. BUILDING COMPONENTS AND INFORMATION DEPICTED FROM OTHER CONSULTANTS ARE INDICATED FOR REFERENCE ONLY. COMPONENTS AND INFORMATION SHOWN MAY NOT BE ALL INCLUSIVE. REFER TO APPROPRIATE DISCIPLINE FOR COMPLETE INFORMATION ON CONSTRUCTION.
- F. REFER TO ENLARGED RESIDENT UNIT PLANS FOR RESIDENT UNIT INTERIOR CONSTRUCTION.
- G. IN ALL RATED WALL AND CEILING/FLOOR ASSEMBLIES, PROVIDE APPROPRIATELY RATED BLOCKING AS REQUIRED FOR SUBSEQUENT CONSTRUCTION OF NON-RATED INTERIOR WALLS, COLUMNS, BALCONIES, INSTALLATION OF MIEP FIXTURES, TOILET AND OTHER ACCESSORIES, ETC.
- H. PRIOR TO PROCEEDING WITH RESIDENT UNIT CONSTRUCTION THROUGHOUT THE PROJECT, ONE UNIT OF EACH TYPE SHALL BE CONSTRUCTED AS A MODEL FOR OWNER AND ARCHITECT REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO DUCTWORK, CEILING, WALL, AND FLOORING FINISHES, LIGHTING, ELECTRICAL, AND PLUMBING FIXTURE LOCATION/ROUGH-IN'S, ETC.



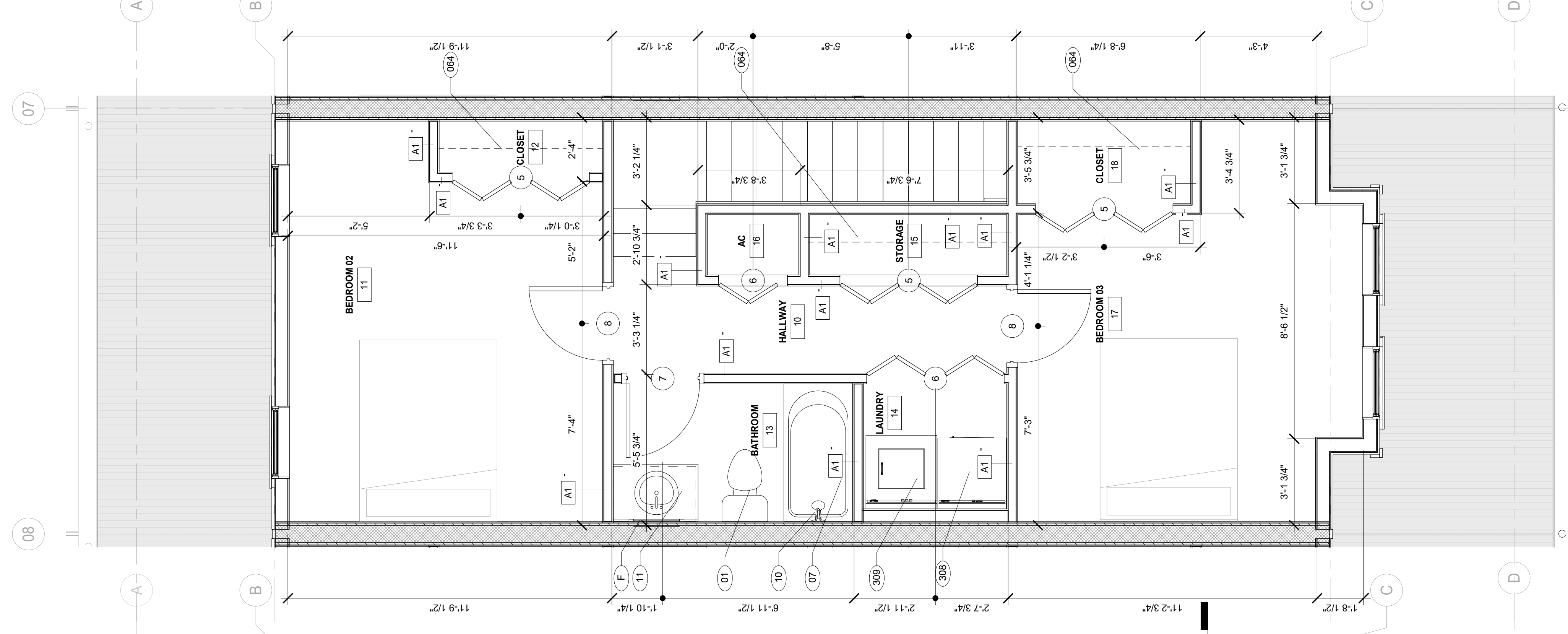
2 BUILDING 1A - LEVEL 1 - ENLARGED RCP TYP.
3/8" = 1'-0"

3 BUILDING 1A - LEVEL 1 - ENLARGED TYP. UNIT
FLOOR PLAN
3/8" = 1'-0"

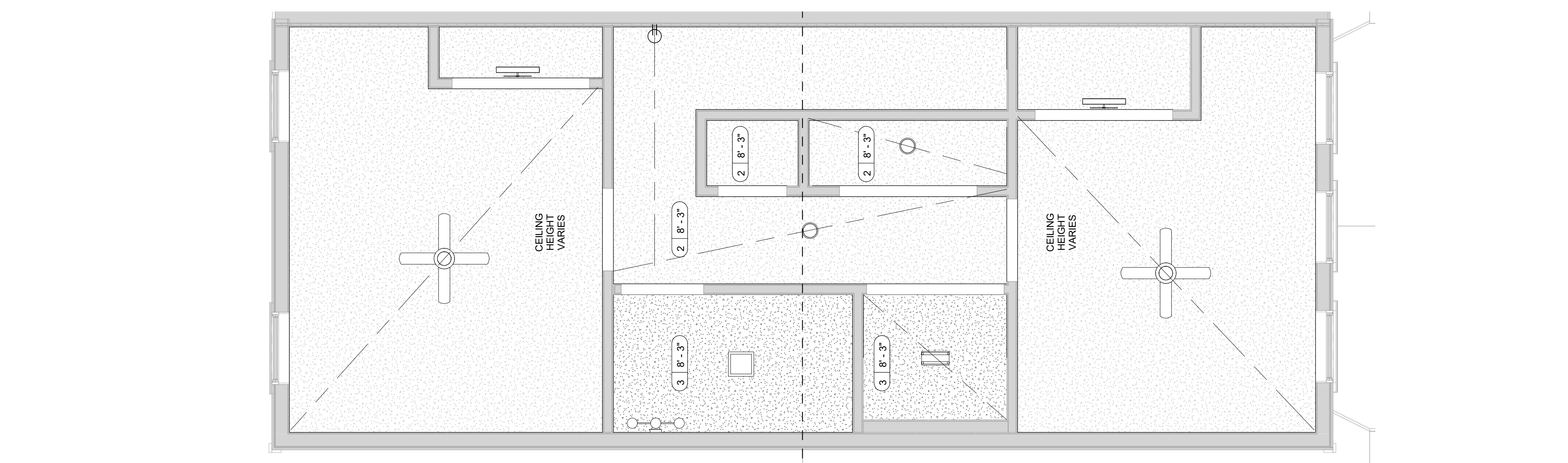
1 BUILDING 1A - LEVEL 1 - ENLARGED END UNIT
FLOOR PLAN
3/8" = 1'-0"



1. BUILDING 1A - LEVEL 2 - ENLARGED TYP. END UNIT
FLOOR PLAN TYP. 1
3/8" = 1'-0"



2. BUILDING 1A - LEVEL 2 - ENLARGED TYP. UNIT
FLOOR PLAN
3/8" = 1'-0"



5. BUILDING 1A - LEVEL 2 - ENLARGED RCP TYP.
3/8" = 1'-0"

CEILING TYPES

- 1 EXPOSED STRUCTURE ABOVE
- 2 GYPSUM BOARD CEILING (PAINTED) DIRECTLY ON WOOD TRUSS FLOOR SYSTEM
- 3 MOISTURE RESISTANT GYPSUM BOARD CEILING (PAINTED) DIRECTLY ON WOOD TRUSS FLOOR SYSTEM

SYMBOL LEGEND

NOTE: SEE ELECTRICAL DRAWINGS FOR ALL FIXTURE SPECIFICATIONS UNLESS NOTED OTHERWISE.

- RECESSED VINYL WALL MOUNT LIGHT FIXTURE SMALL
- VINYL WALL MOUNT LIGHT FIXTURE
- DECORATIVE CEILING PENDANT. SEE INTERIOR DESIGN PACKAGE
- ROUND LIGHT FLUSH MOUNTED W/ MODULATOR SWITCH
- LINEAR WALL MOUNT LIGHT
- DECORATIVE WALL LIGHT FIXTURE
- CENTRAL DECORATIVE LED FLUORESCENT
- CENTRAL DECORATIVE LED FLUORESCENT SMALL
- EXTERIOR WALL LIGHT
- CEILING FAN WITH LIGHT KIT
- RETURN DIFFUSER
- SUPPLY DIFFUSER
- VINYL WALL MOUNT LIGHT FIXTURE SMALL

GENERAL NOTES

- A. G.C. SHALL SUBSTITUTE MOISTURE & MOLD RESISTANT GYPSUM BOARD FOR STANDARD GYPSUM BOARD IN ALL SHOWERS AND BATHROOMS.
- B. ALL FF&E IS N.I.C. AND IS INDICATED FOR SUGGESTIVE REFERENCE ONLY, AND TO SHOW COMPATIBILITY WITH REQUIRED CLEARANCES, POWER & DATA HOOKUPS, ETC.
- C. REFER TO RESIDENT UNIT ENLARGED PLANS FOR ALL INTERIOR DIMENSIONS, WALL TYPES, CENTER RESIDENT UNIT DESIGN WALL ON CENTER LINES.
- D. BUILDING SHALL COMPLY WITH FHA REQUIREMENTS. TO THE BEST OF THE ARCHITECT OF RECORD'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY CHAPTER 633, FLORIDA STATUTES.
- E. BUILDING COMPONENTS AND INFORMATION DEPICTED FROM OTHER CONSULTANTS ARE INDICATED FOR REFERENCE ONLY. COMPONENTS AND INFORMATION SHOWN MAY NOT BE ALL INCLUSIVE. REFER TO APPROPRIATE DISCIPLINE FOR COMPLETE INFORMATION ON CONSTRUCTION.
- F. REFER TO ENLARGED RESIDENT UNIT PLANS FOR RESIDENT UNIT INTERIOR IN ALL RATED WALL AND CEILING/FLOOR ASSEMBLIES. PROVIDE APPROPRIATELY RATED BLOCKING AS REQUIRED FOR SUBSEQUENT CONSTRUCTION OF NON-RATED INTERIOR PARTITIONS, COLUMNS, BALCONIES, INSTALLATION OF MIEP FIXTURES, TOILET AND OTHER ACCESSORIES, ETC.
- G. PRIOR TO PROCEEDING WITH RESIDENT UNIT CONSTRUCTION THROUGHOUT THE PROJECT, ONE UNIT OF EACH TYPE SHALL BE CONSTRUCTED AS A MODEL FOR OWNER AND ARCHITECT REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO DUCTWORK LAYOUT, CEILING FRAMING, LIGHTING, ELECTRICAL, AND PLUMBING FUTURE LOCATION ROUGH-INS, ETC.

BRENTWOOD MULTIFAMILY
BRYAN DAIRY RD, LARGO, FL 33777

ISTVAN L. PETERANEKCZ
AF94533
FLORIDA

Behar Peteranezc ARCHITECTURE | INTERIORS
3240 TERMINAL DRIVE SOUTH | ST. PETERSBURG, FL 33712
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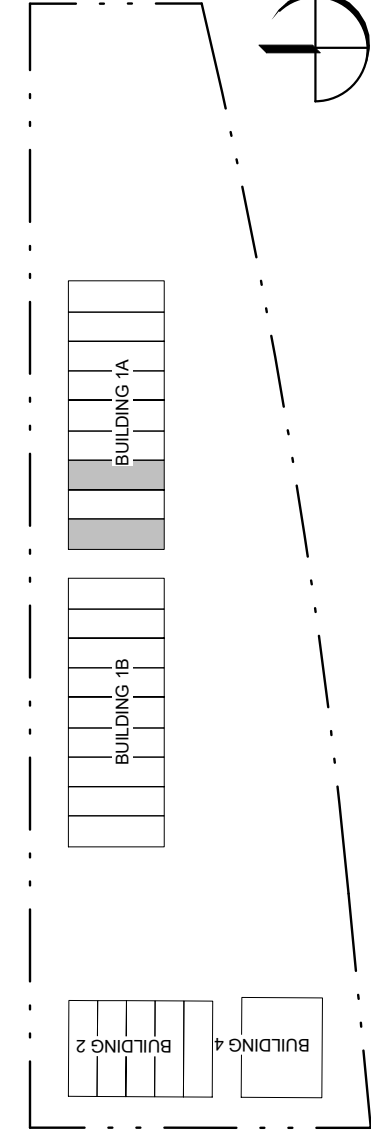
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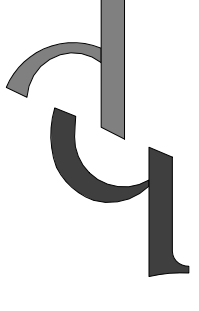
ISSUED DRAWING LOG:

#	Date	Description

PROJECT NO: 20.54
ISSUE DATE: 02.19.2021
DRAWING TITLE: ENLARGED FLOOR PLAN LEVEL 2

SHEET NUMBER:
A-104
EDITION:
DESIGN DEVELOPMENT





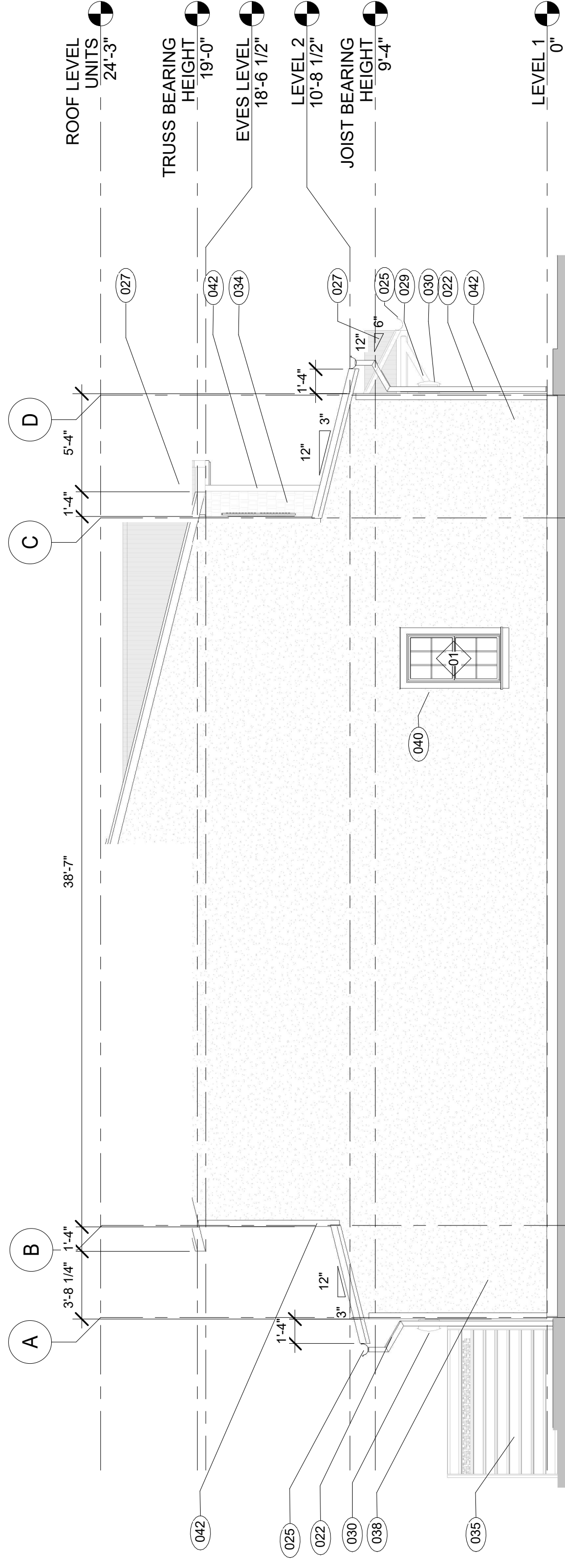
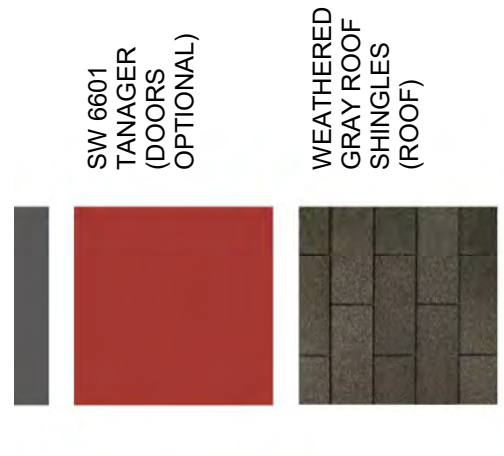
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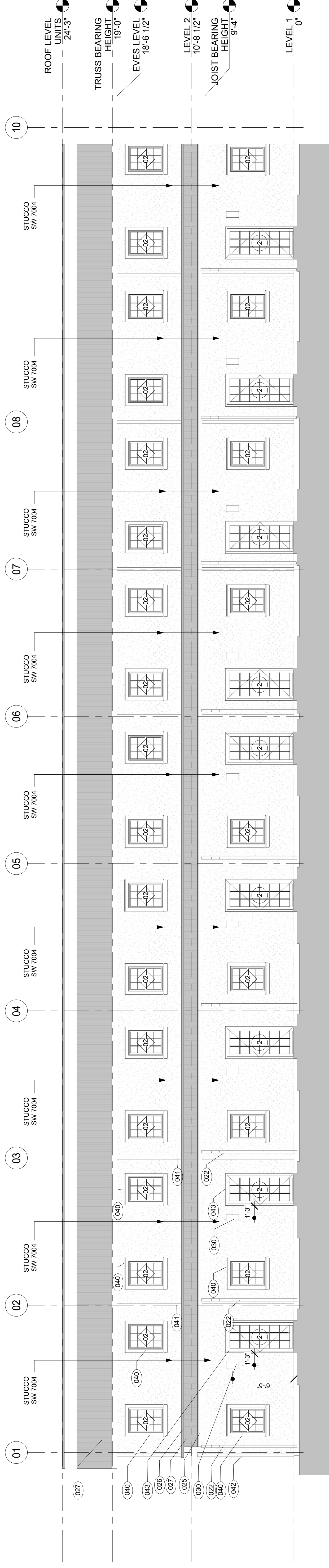
ISTVAN L. PETERANECZ
AFB4533
FLORIDA

COLOR PALETTE

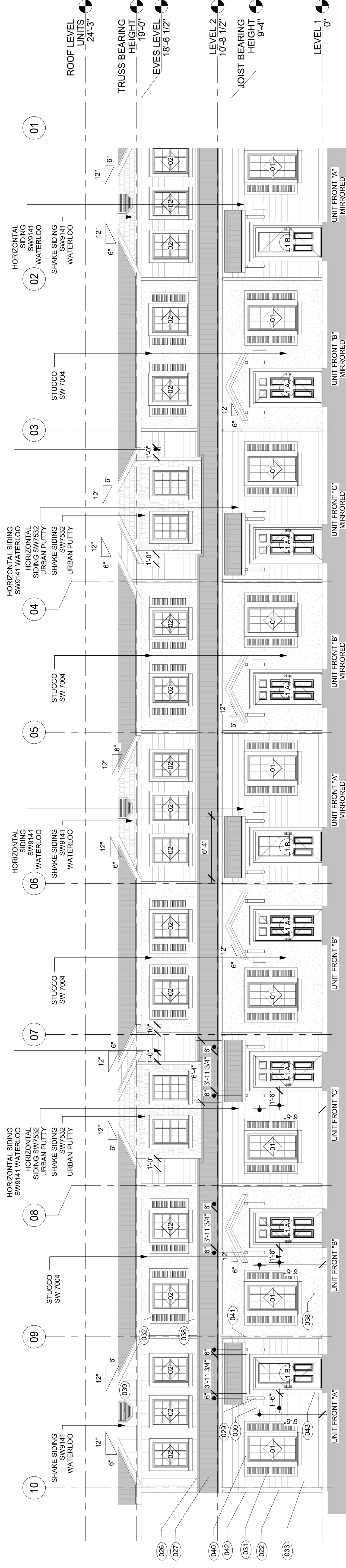
KEYNOTE LEGEND	
022	1" ALUMINUM COPING SET INTO UNDERGROUND STORMWATER SYSTEM. REFER TO SPECIFICATIONS AND PLUMBING DOCUMENTS FOR ADDITIONAL INFORMATION.
025	ALUMINUM SEAMLESS GUTTERS 5"
026	ARCHITECTURAL ASPHALT SHINGLES
027	CRAFTSMAN BRACKET. REFER TO DETAILS FOR MORE INFORMATION.
029	EXTERIOR WALL MOUNT LED LIGHT FIXTURE
030	FIRST FLOOR PVC SHUTTERS "B" LARGE SW7674 PEPPERCORN. REFER TO SPECIFICATIONS FOR EXACT QUANTITIES AND MODEL NUMBERS.
031	SECOND FLOOR PVC SHUTTERS "A" SMALL SW7674 PEPPERCORN. REFER TO SPECIFICATIONS FOR EXACT QUANTITIES AND MODEL NUMBERS.
032	INFORMATION AND TO SPECIFICATIONS FOR EXACT QUANTITIES AND MODEL NUMBERS.
033	HORIZONTAL SIDING SW9141 WATERLOO
034	SHAKE SIDING SW7532 URBAN PUTTY
035	PRIVACY FENCE REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
038	STUCCO
039	OCTAGON GABLE VENT
040	3 1/2" WINDOW CASING REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
041	5/4" x 3 1/2" CEMENTITIOUS VERTICAL TRIM. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
042	5/4" x 3 1/2" CEMENTITIOUS CORNER BOARD REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
043	TYP. 3 1/2" DOOR CASING REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.



3. BUILDING 1 (A.B) - WEST ELEVATION
3/16" = 1'-0"



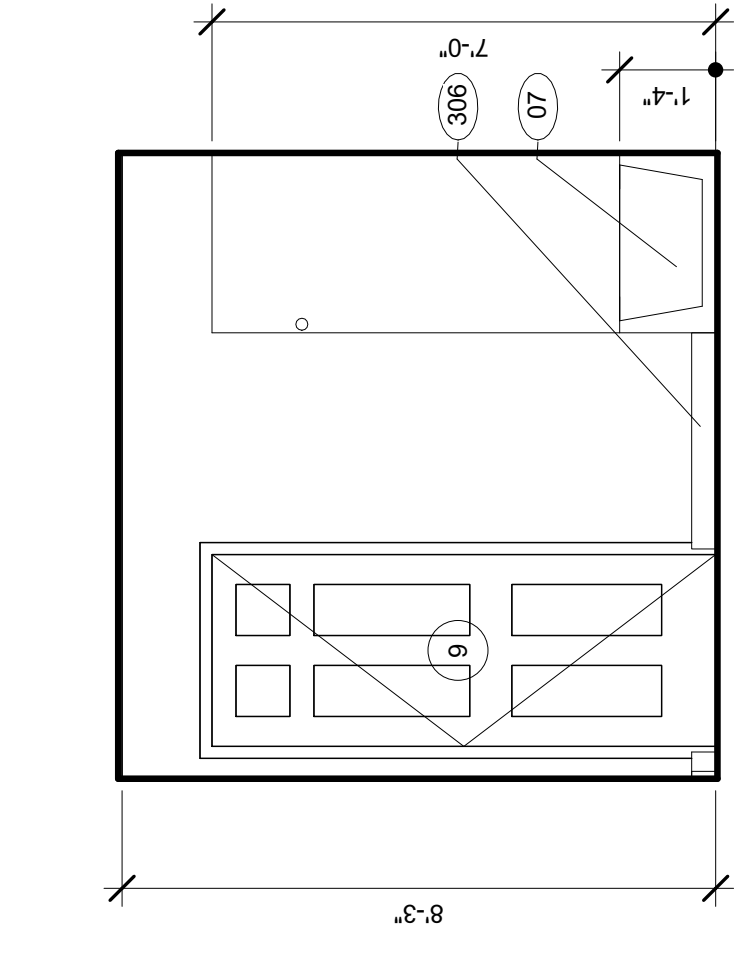
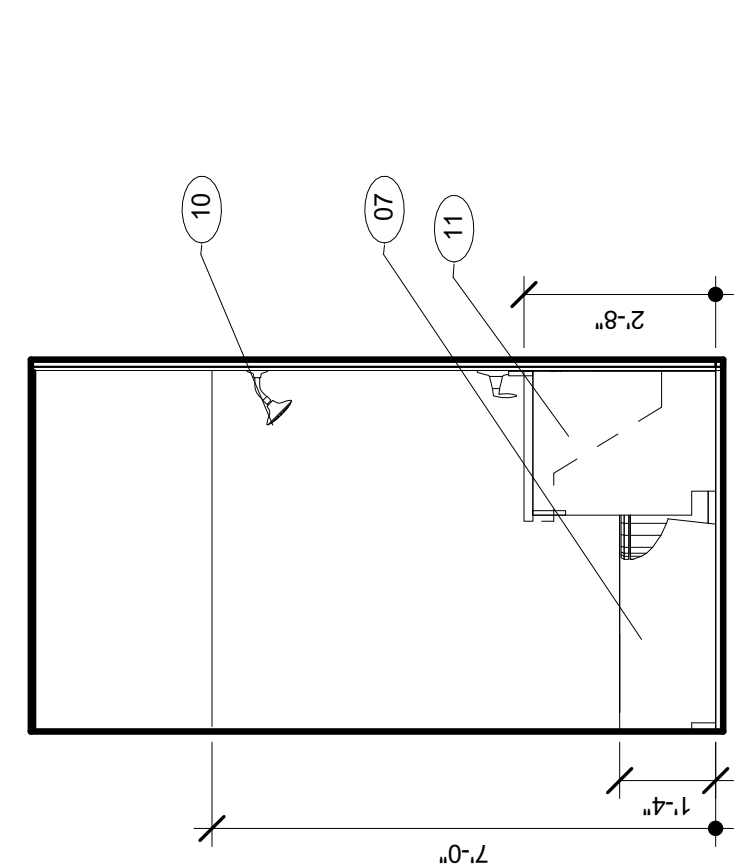
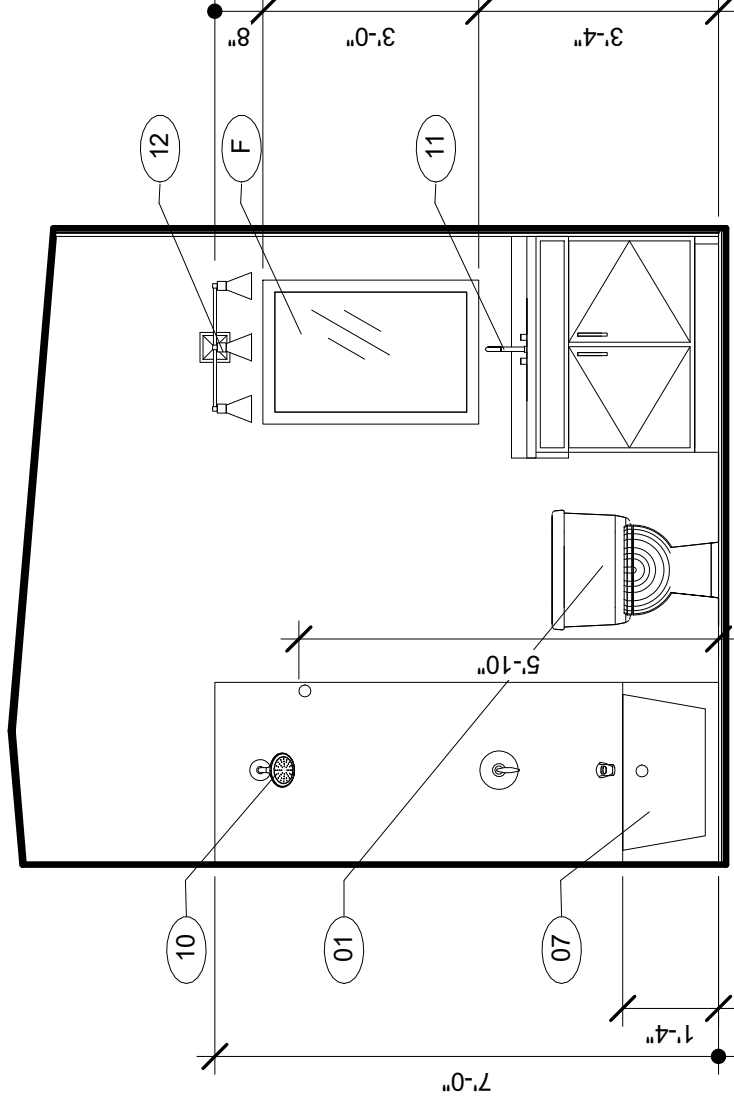
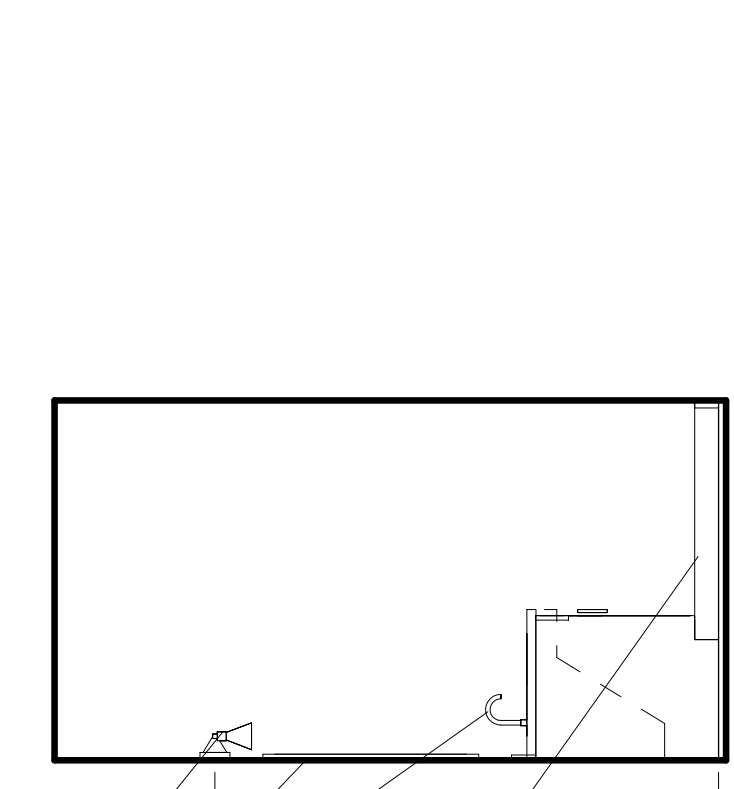
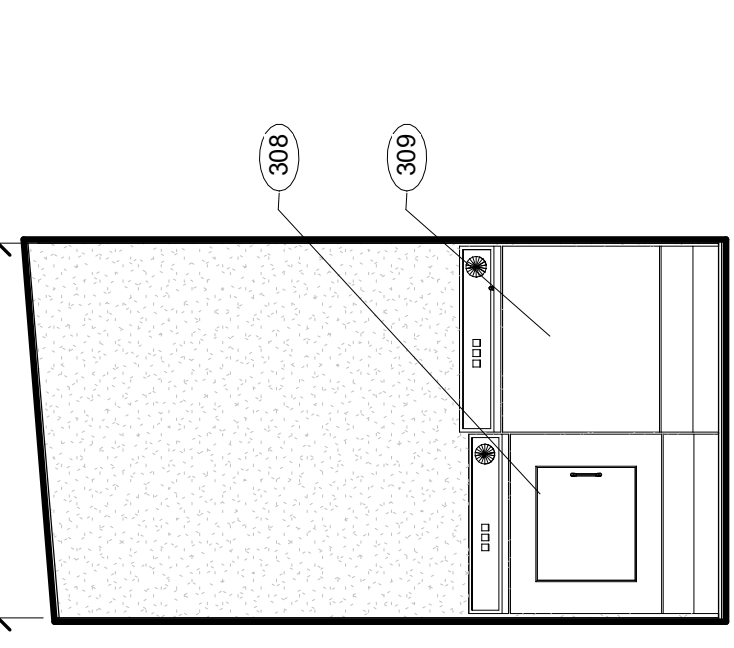
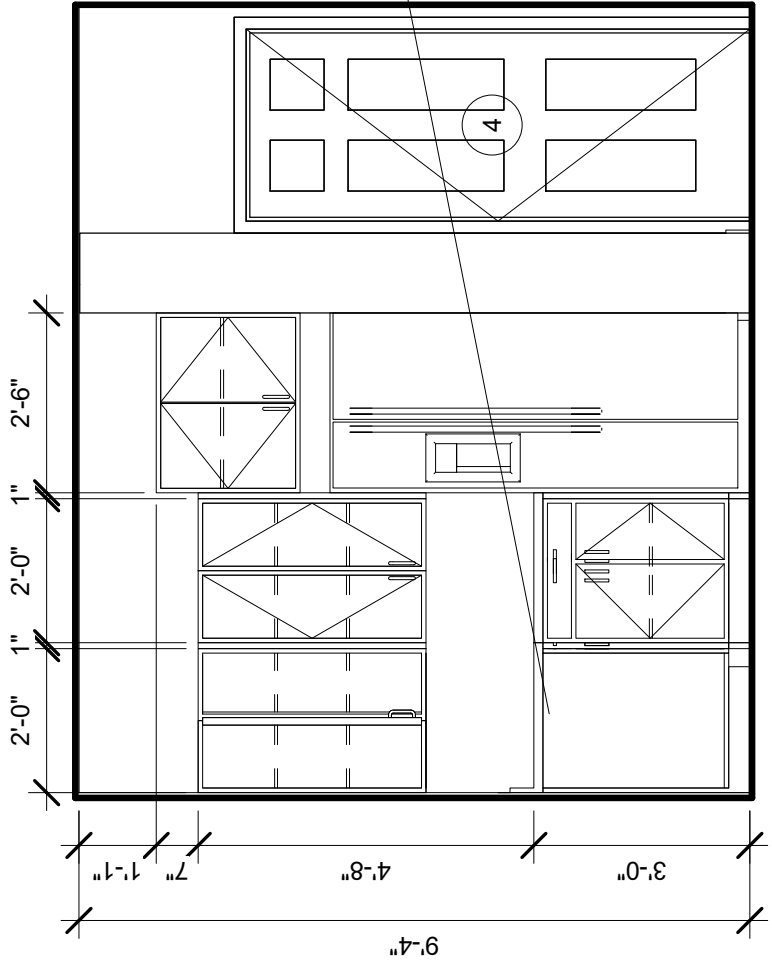
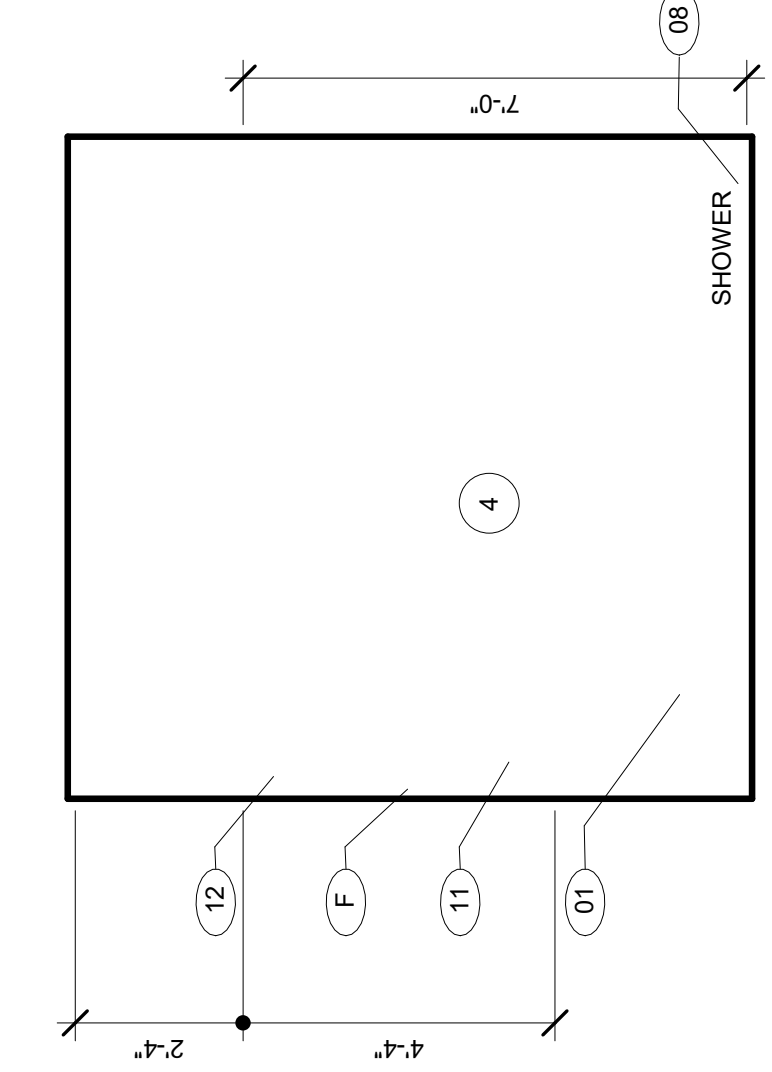
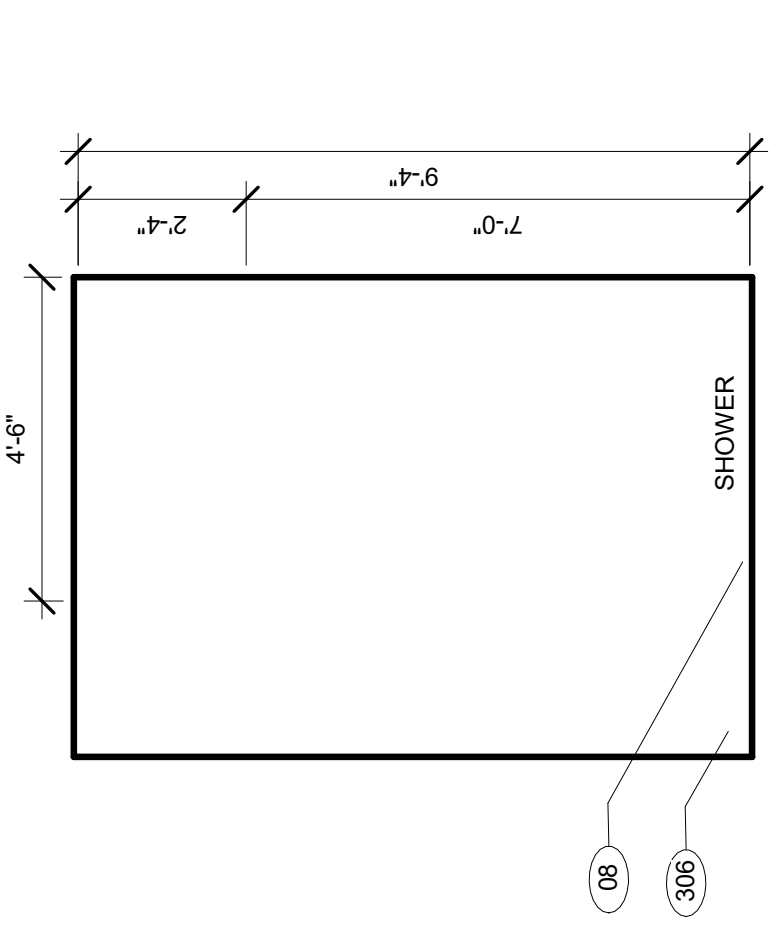
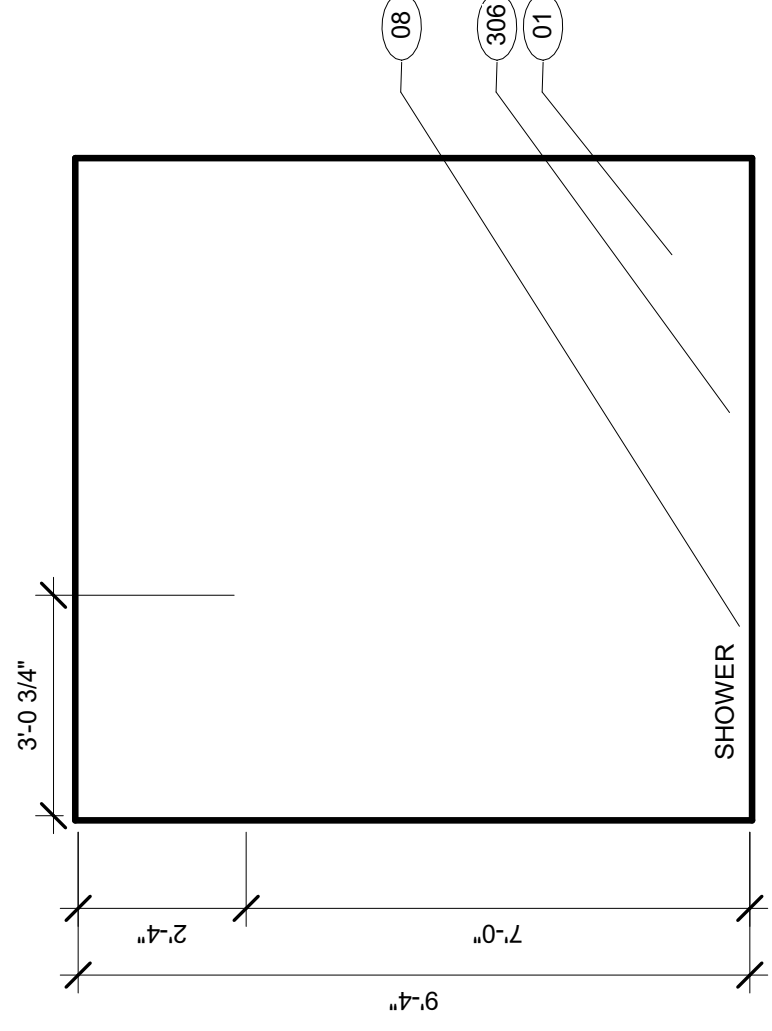
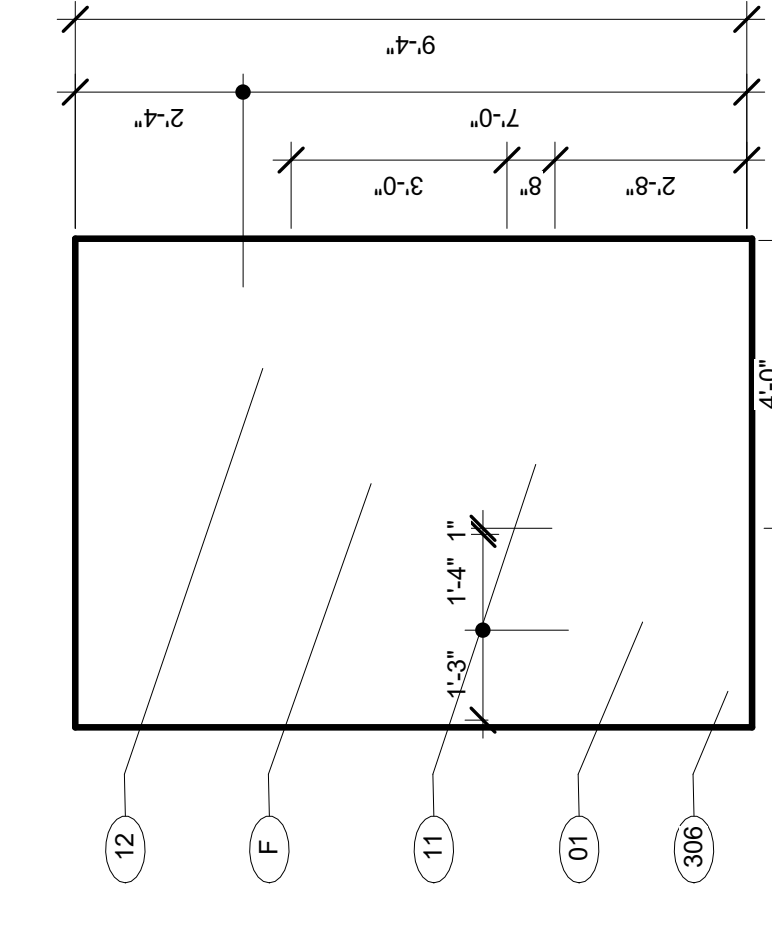
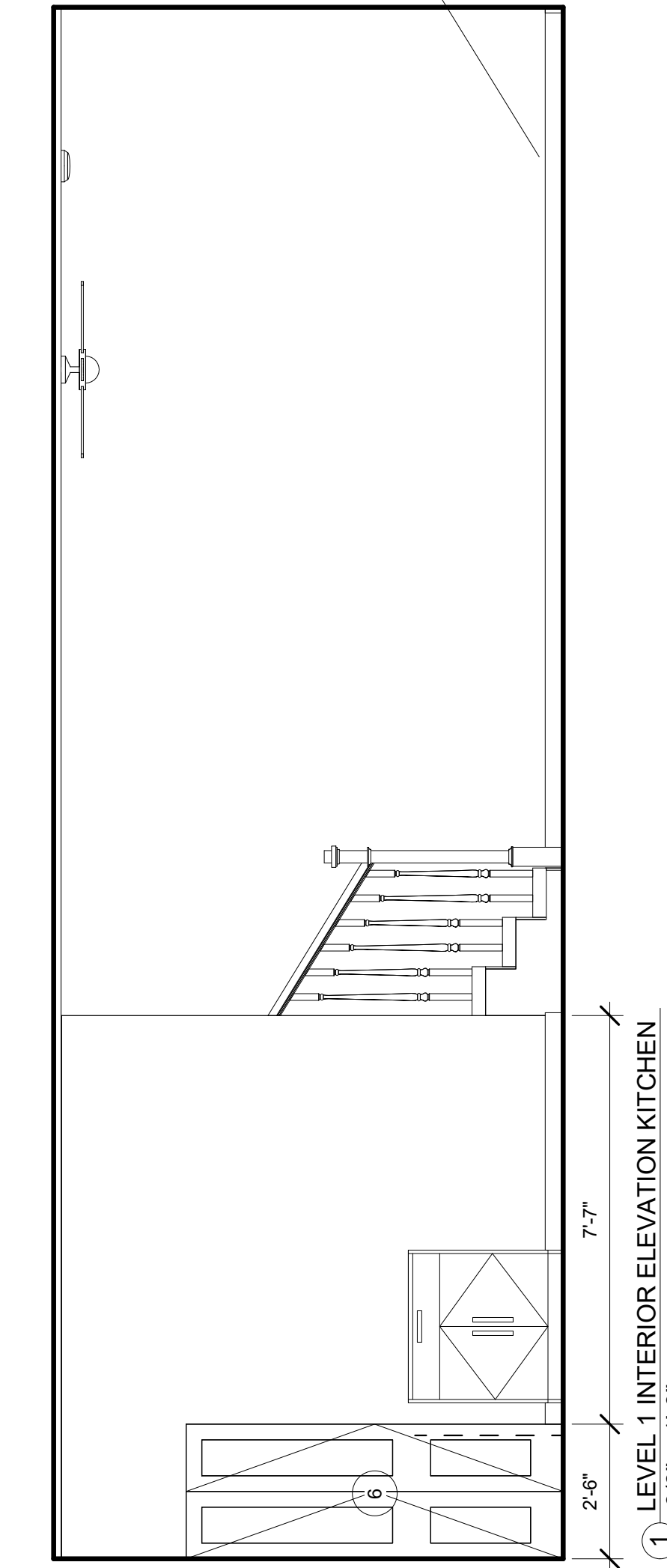
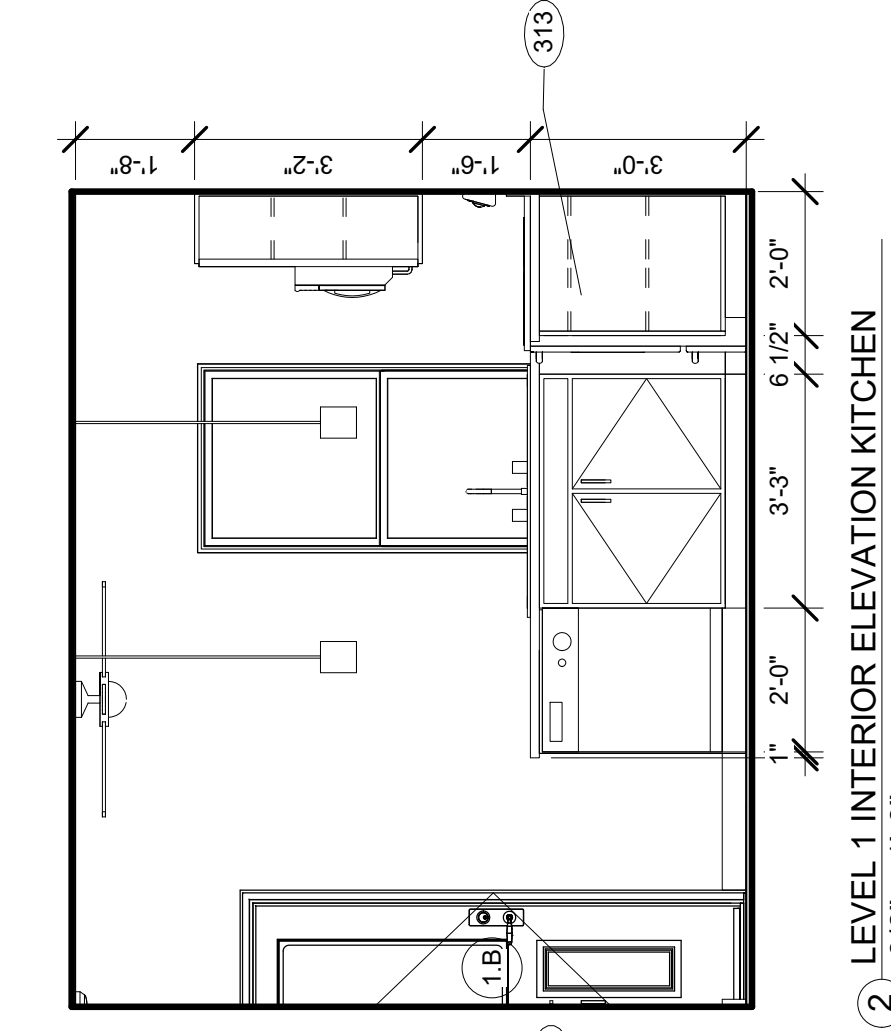
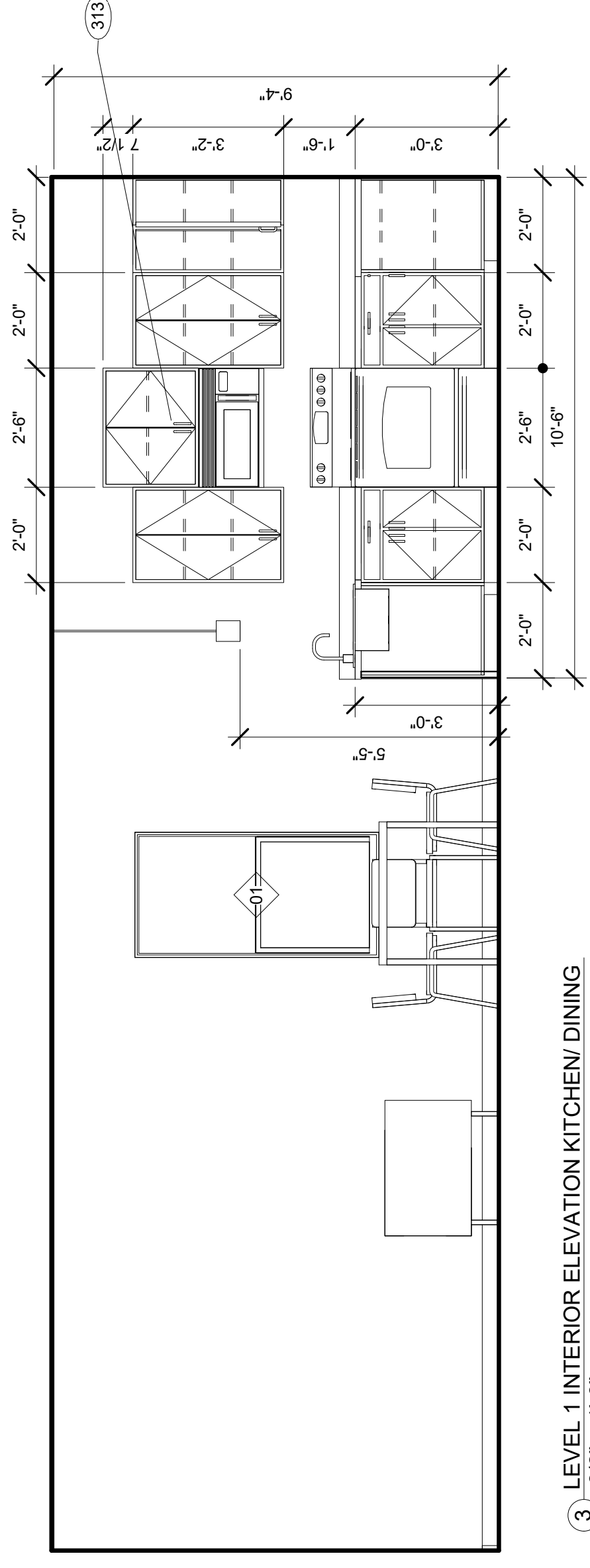
2. BUILDING 1 (A.B) NORTH ELEVATION
3/16" = 1'-0"



1. BUILDING 1 (A.B) SOUTH ELEVATION
3/16" = 1'-0"

No.	Date	Description

TYPICAL UNIT INTERIOR ELEVATIONS



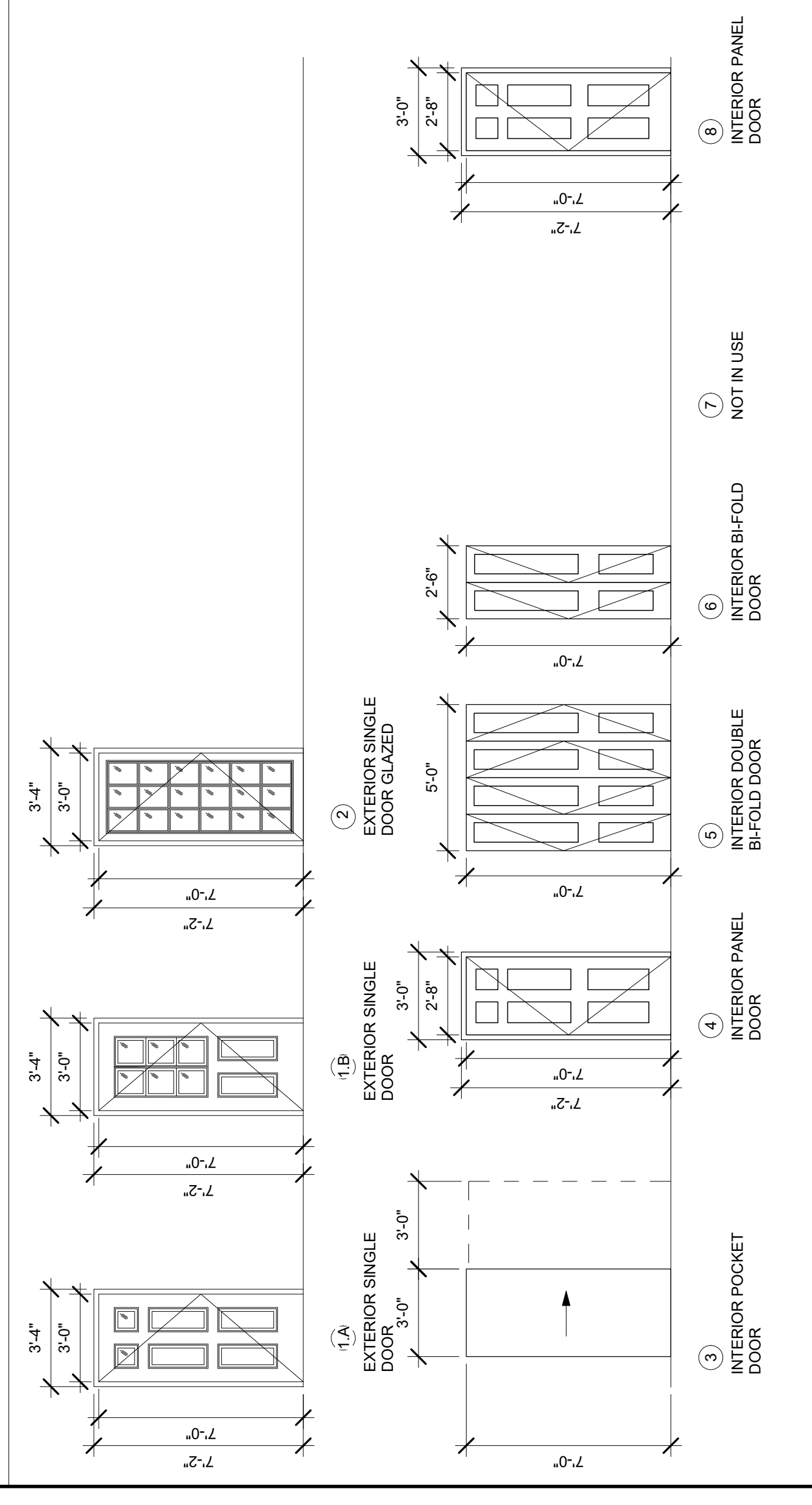
Number	Name	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish
LEVEL 1						
01	LIVING/DINING	305.40 SF	LVT PLANK	WD	PAINT WHITE	GYP
02	KITCHEN	93.71 SF	LVT PLANK	WD	PAINT WHITE	GYP
03	WATER HEATER	7.50 SF	LVT PLANK	N/A	PAINT WHITE	GYP
04	HALLWAY	39.88 SF	LVT PLANK	WD	PAINT WHITE	GYP
05	CLOSET	4.28 SF	LVT PLANK	WD	PAINT WHITE	GYP
06	CLOSET	8.76 SF	LVT PLANK	WD	PAINT WHITE	GYP
07	CLOSET	16.83 SF	LVT PLANK	WD	PAINT WHITE	MRG
08	BATHROOM	54.50 SF	LVT PLANK	WD	PAINT WHITE	MRG
09	BATHROOM 01	148.01 SF	CARPET	WD	PAINT WHITE	GYP
LEVEL 2						
10	HALLWAY	97.68 SF	LVT PLANK	WD	PAINT WHITE	GYP
11	BEDROOM 02	155.42 SF	CARPET	WD	PAINT WHITE	GYP
12	CLOSET	10.99 SF	CARPET	WD	PAINT WHITE	MRG
13	BATHROOM	43.49 SF	LVT PLANK	WD	PAINT WHITE	MRG
14	LAUNDRY	23.65 SF	LVT PLANK	WD	PAINT WHITE	MRG
15	STORAGE	17.03 SF	LVT PLANK	WD	PAINT WHITE	GYP
16	AC	7.87 SF	EXPOSED	N/A	PAINT WHITE	GYP
17	BEDROOM 03	136.81 SF	CARPET	WD	PAINT WHITE	GYP
18	CLOSET	18.81 SF	CARPET	WD	PAINT WHITE	GYP

Number	Description
01	RESIDENTIAL WATER CLOSET
07	BATH TUB WITH MIXING VALVE ASSEMBLY
08	SHOWER STALL WITH MIXING VALVE ASSEMBLY
10	SHOWER HEAD
11	VANITY MIXER TAP
12	VANITY WALL LIGHT FIXTURE
306	DEPICTION OF BUILT-IN MILLWORK. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR DIMENSIONS. SUBMIT SHOP DWGS.
308	WASHER. REFER TO PLUMBING AND ELECTRICAL DOCUMENTS FOR CONNECTIONS.
309	DRYER. REFER TO PLUMBING AND ELECTRICAL DOCUMENTS FOR CONNECTIONS.
313	LINE OF UPPER CABINETS. REFER TO INTERIOR ELEVATIONS FOR MORE INFORMATION
F	WALL MIRROR

Number	Name	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish
KEYNOTE LEGEND						
01	RESIDENTIAL WATER CLOSET					
07	BATH TUB WITH MIXING VALVE ASSEMBLY					
08	SHOWER STALL WITH MIXING VALVE ASSEMBLY					
10	SHOWER HEAD					
11	VANITY MIXER TAP					
12	VANITY WALL LIGHT FIXTURE					
306	DEPICTION OF BUILT-IN MILLWORK. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR DIMENSIONS. SUBMIT SHOP DWGS.					
308	WASHER. REFER TO PLUMBING AND ELECTRICAL DOCUMENTS FOR CONNECTIONS.					
309	DRYER. REFER TO PLUMBING AND ELECTRICAL DOCUMENTS FOR CONNECTIONS.					
313	LINE OF UPPER CABINETS. REFER TO INTERIOR ELEVATIONS FOR MORE INFORMATION					
F	WALL MIRROR					

Number	Name	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish
ROOM FINISH SCHEDULE						
01	LIVING/DINING	305.40 SF	LVT PLANK	WD	PAINT WHITE	GYP
02	KITCHEN	93.71 SF	LVT PLANK	WD	PAINT WHITE	GYP
03	WATER HEATER	7.50 SF	LVT PLANK	N/A	PAINT WHITE	GYP
04	HALLWAY	39.88 SF	LVT PLANK	WD	PAINT WHITE	GYP
05	CLOSET	4.28 SF	LVT PLANK	WD	PAINT WHITE	GYP
06	CLOSET	8.76 SF	LVT PLANK	WD	PAINT WHITE	GYP
07	CLOSET	16.83 SF	LVT PLANK	WD	PAINT WHITE	MRG
08	BATHROOM	54.50 SF	LVT PLANK	WD	PAINT WHITE	MRG
09	BATHROOM 01	148.01 SF	CARPET	WD	PAINT WHITE	GYP
10	HALLWAY	97.68 SF	LVT PLANK	WD	PAINT WHITE	GYP
11	BEDROOM 02	155.42 SF	CARPET	WD	PAINT WHITE	GYP
12	CLOSET	10.99 SF	CARPET	WD	PAINT WHITE	MRG
13	BATHROOM	43.49 SF	LVT PLANK	WD	PAINT WHITE	MRG
14	LAUNDRY	23.65 SF	LVT PLANK	WD	PAINT WHITE	MRG
15	STORAGE	17.03 SF	LVT PLANK	WD	PAINT WHITE	GYP
16	AC	7.87 SF	EXPOSED	N/A	PAINT WHITE	GYP
17	BEDROOM 03	136.81 SF	CARPET	WD	PAINT WHITE	GYP
18	CLOSET	18.81 SF	CARPET	WD	PAINT WHITE	GYP

UNIT DOOR SCHEDULE



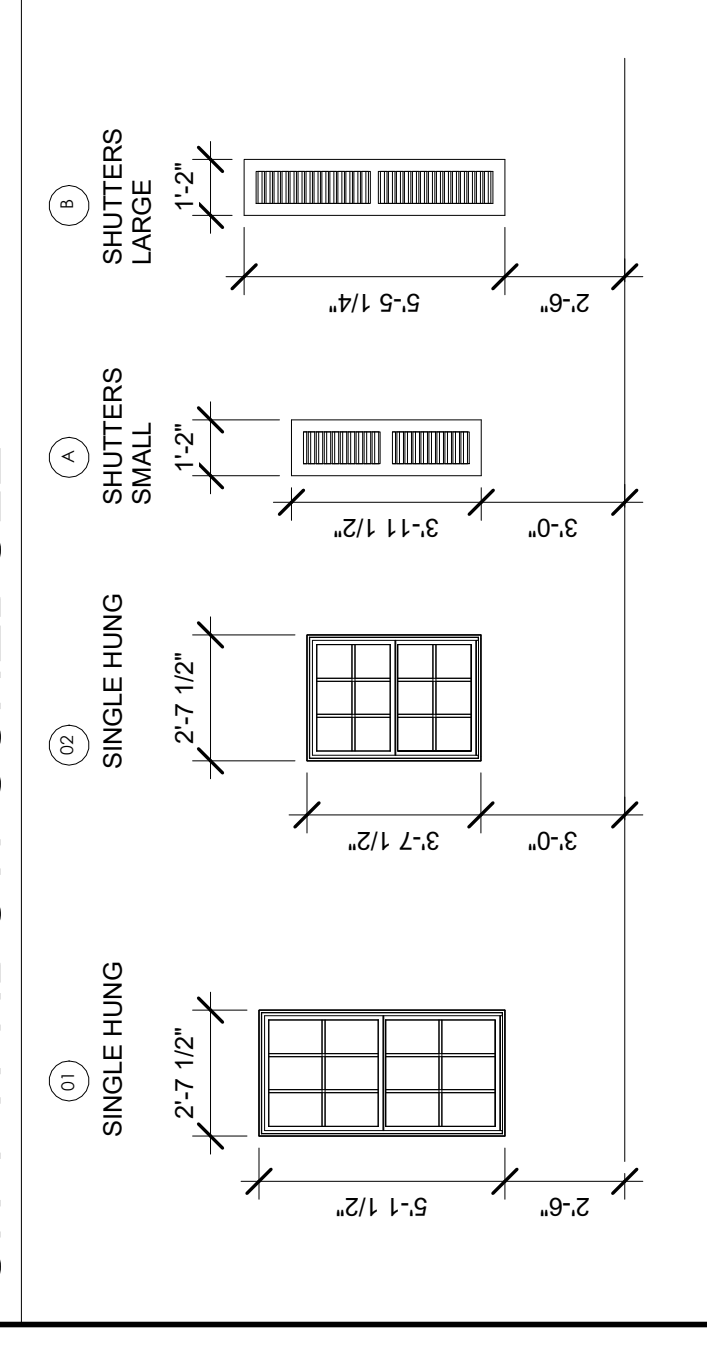
DOOR SCHEDULE

MARK	DOOR SIZE		THICK	MATERIAL	FINISH	DOOR STYLE	RATING	FRAME		HARDWARE SET	DETAIL	
	WIDTH	HEIGHT						MATERIAL	WIDTH		JAMB	SILL
LEVEL 1												
1A	3'-4"	7'-0"	0" 1 3/4"	WOOD	PAINT CUSTOM	N/A	N/A	WOOD	9"	1		
1B	3'-4"	7'-0"	0" 1 3/4"	WOOD	PAINT CUSTOM	N/A	N/A	WOOD	9"	1		
2	3'-4"	7'-2"	0" 1 3/4"	WOOD	PAINT WHITE	N/A	N/A	WOOD	9"	2		
3	3'-0"	7'-0"	0" 1 3/4"	WOOD	PAINT WHITE	N/A	N/A	N/A	6.3/4"	3		
4	2'-8"	7'-0"	0" 1 3/4"	WOOD	PAINT WHITE	N/A	N/A	WOOD	4.3/4"	4		
5	5'-0"	7'-0"	0" 1 3/4"	WOOD	PAINT WHITE	N/A	N/A	WOOD	4.3/4"	5		
6	2'-6"	7'-0"	0" 1 3/4"	WOOD	PAINT WHITE	N/A	N/A	WOOD	4.3/4"	5		
LEVEL 2												
5	5'-0"	7'-0"	0" 1 3/4"	WOOD	PAINT WHITE	N/A	N/A	WOOD	4.3/4"	5		
6	5'-0"	7'-0"	0" 1 3/4"	WOOD	PAINT WHITE	N/A	N/A	WOOD	4.3/4"	6		
8	2'-8"	7'-0"	0" 1 3/4"	WOOD	PAINT WHITE	N/A	N/A	WOOD	4.3/4"	4		
9	2'-8"	7'-0"	0" 1 3/4"	WOOD	PAINT WHITE	N/A	N/A	WOOD	4.3/4"	4		
19	2'-8"	7'-0"	0" 1 3/4"	WOOD	PAINT WHITE	N/A	N/A	WOOD	4.3/4"	4		

UNIT DOOR HARDWARE SCHEDULE

- SET #1
 3 HINGES
 1 PRIVACY LEVER HANDLE SET
 1 WEATHER SEAL
 1 WALLSTOP
 1 DOOR SWEEP
 1 DRIP EDGE
 1 DOORBELL KIT
- SET #2
 1 HINGES
 1 PRIVACY LEVER HANDLE SET
 1 WEATHER SEAL
 1 WALLSTOP
 1 DOOR SWEEP
 1 DRIP EDGE
- SET #3
 1 TRACK LENGTH
 2 DOOR HANGERS
 1 POCKET DOOR GUIDE
 1 BUMPER
 1 POCKET DOOR PULL
- SET #4
 3 HINGES
 1 PRIVACY LEVER HANDLE SET
 1 WALLSTOP
 1 ACOUSTIC SEAL SET
- SET #5
 6 PANEL HINGES
 2 TRACK LENGTHS
 2 SIDE MOUNT DOOR GUIDE
 2 SIDE MOUNT TOP PIVOT
 2 TOP PIVOT LOCK
 2 BOTTOM PIVON BRACKET
 2 DOOR STOP
 2 DOOR KNOB
- SET #6
 3 PANEL HINGES
 1 TRACK LENGTH
 1 SIDE MOUNT DOOR GUIDE
 1 SIDE MOUNT TOP PIVOT
 1 SIDE MOUNT BOTTOM PIVOT
 1 TOP PIVOT LOCK
 1 BOTTOM PIVON BRACKET
 1 TRACK STOP
 1 DOOR KNOB

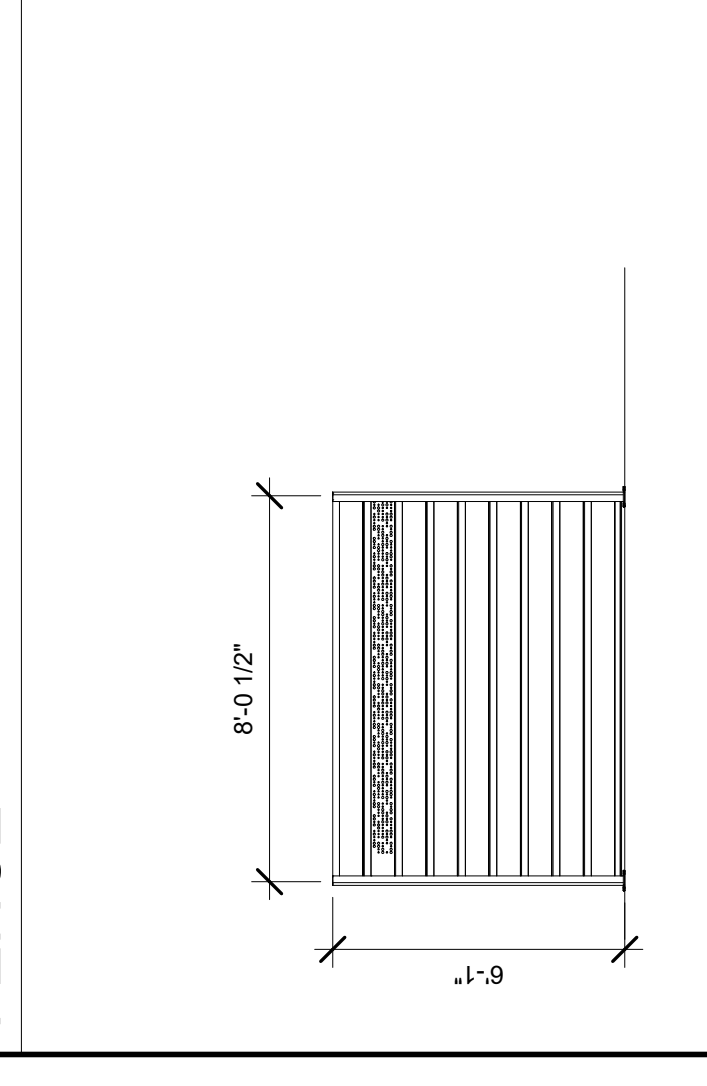
UNIT WINDOW SCHEDULE



WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD DETAIL	JAMB DETAIL	SILL DETAIL
LEVEL 1						
01	2'-7 1/2"	5'-1 1/2"	2'-6"			
02	2'-7 1/2"	3'-7 1/2"	3'-0"			
LEVEL 2						
02	2'-7 1/2"	3'-7 1/2"	3'-0"			

FENCE



Aerial Map

Legend

- Master Address Points
- Parcel Lines
- Parcels Redacted
- Centerlines
- Private Roads
- Pinellas Park
- Rights of Way
- Holes
- Fairways
- Greens
- Course
- Unincorporated



Notes:



1 : 2,257

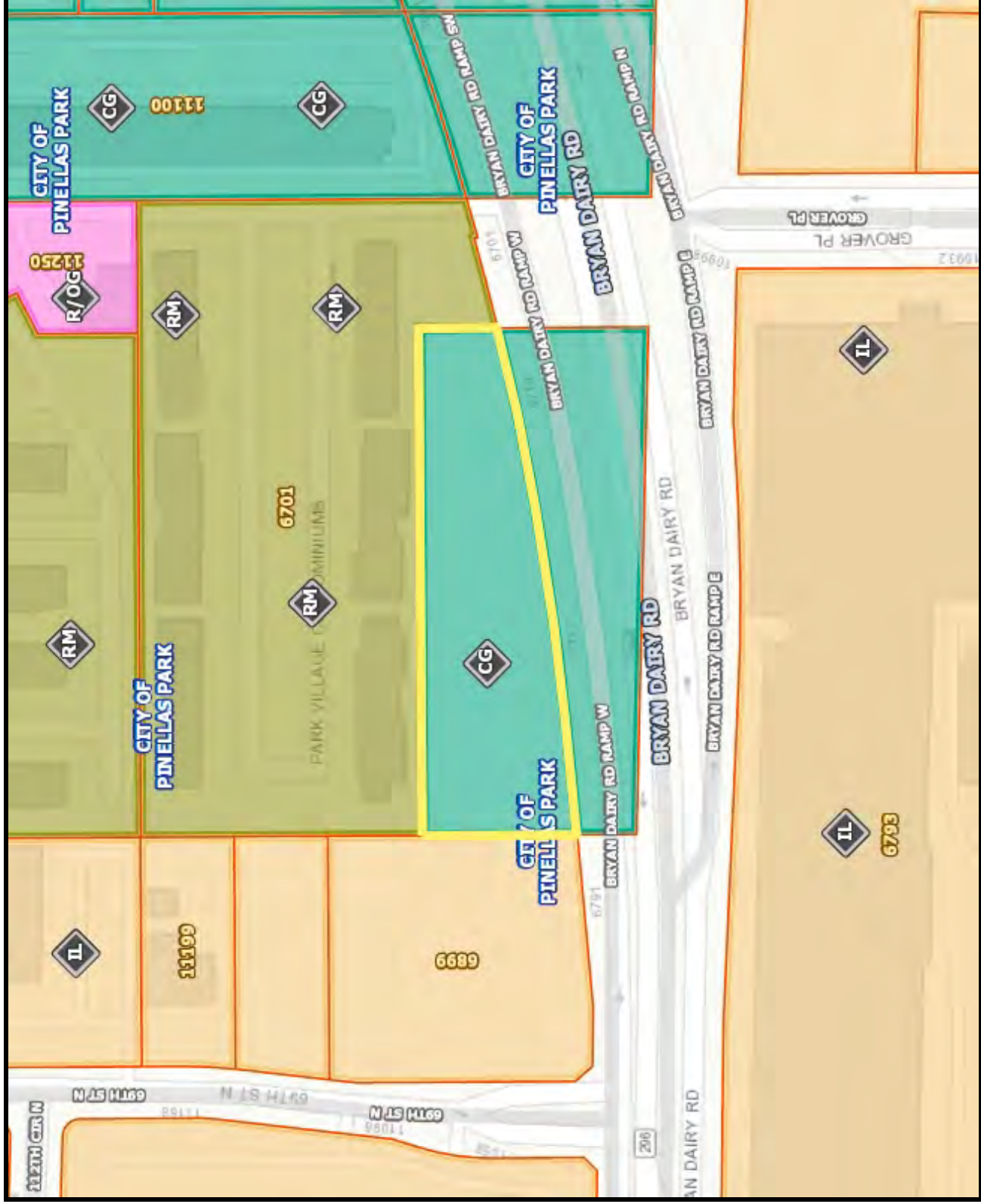
188.1 Feet

94.04

0

188.1

Land Use Map



Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Land Use Borders
 - Commercial General - CG
 - Commercial General (Residential Medium) -
 - Commercial Neighborhood - CN
 - Community Redevelopment District - CRD
 - Industrial General - IG
 - Industrial Limited - IL
 - Institutional - INS
 - Preservation - P
 - Residential/Office/Retail - R/O/R
 - Residential/Office General - R/O/G
 - Residential/Open Space - R/O/S
 - Residential Low - RL
 - Residential Low Medium - R/LM
 - Residential Medium - RM
 - Residential Suburban - RS
 - Residential Urban - RU
 - Residential Urban (Commercial General) - F
 - Residential Urban (Residential Low) - R/U(R)
 - Transportation/Utility - T/U
- Land Use Fill
 - Commercial General - CG
 - Commercial General (Residential Medium) -
 - Commercial Neighborhood - CN
 - Commercial Recreation - CR
 - Community Redevelopment District - CRD
 - Industrial General - IG
 - Industrial Limited - IL
 - Institutional - INS
 - Preservation - P
 - Residential/Office/Retail - R/O/R
 - Residential/Office General - R/O/G
 - Recreation/Open Space - R/O/S
 - Residential Facilities High - RFH

Notes:



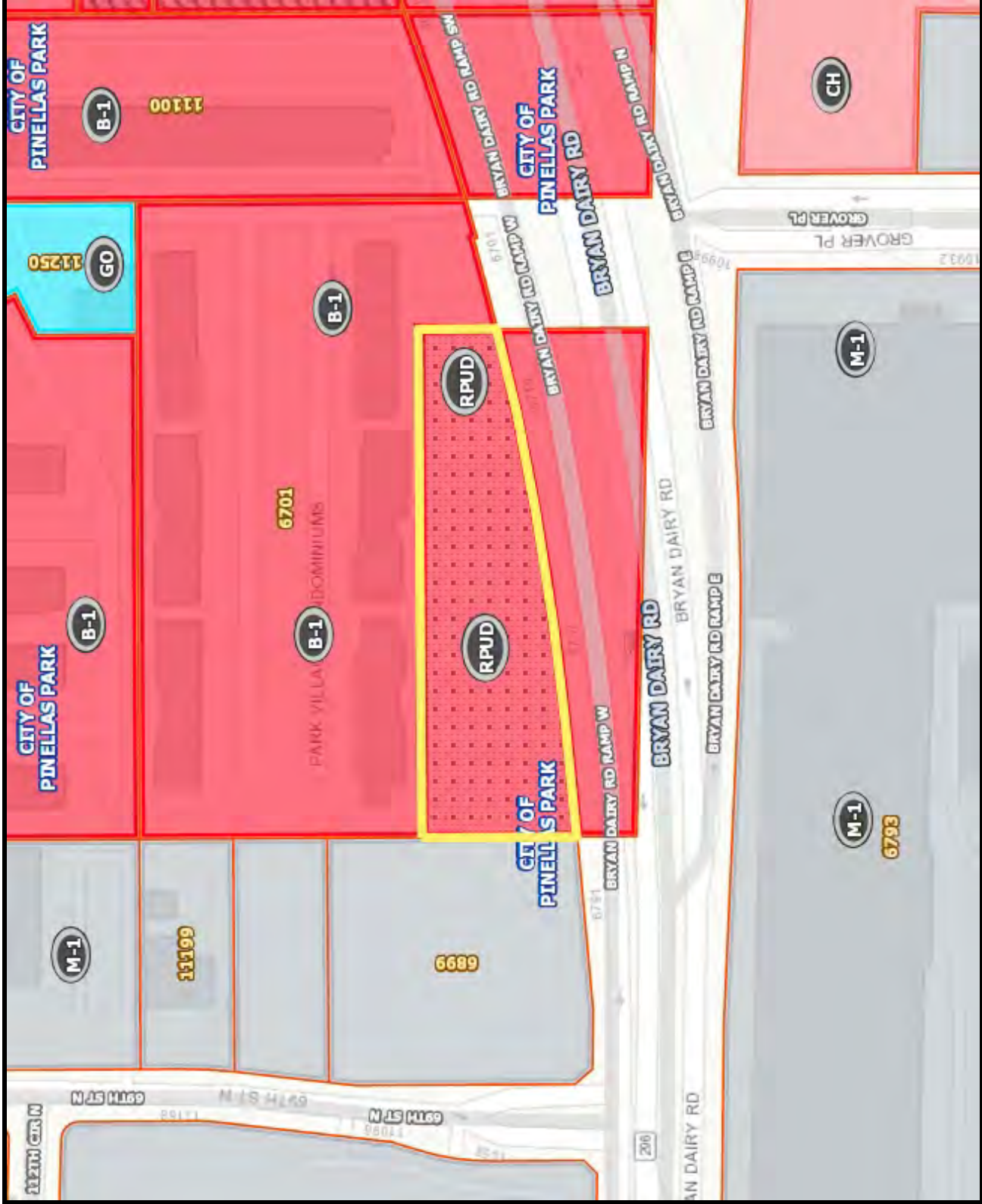
1 : 2,257

188.1 0 94.04 188.1 Feet

Zoning Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Zoning Borders
 - General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - C1
 - Farm - F
 - General Office - GO
 - Heavy Industrial - IH
 - Industrial Planned Unit Development - IPUD
 - IN REVIEW
 - Light Industrial - M-1
 - Residential / Office / Retail - ROR
 - Mixed Use Development - MXD
 - Mixed Unit Development - MXD-2
 - Mixed Use Planned Unit Development - MU
 - Open Space - O/S
 - Public - P
 - Preservation - PRES.
 - Single Family Residential - R-1
 - Single Family Residential - R-2
 - Single Family Residential - R-3
 - Duplex Residential - R-4
 - Multifamily Residential - R-5
 - Multifamily Residential/Commercial - R-6
 - Single Family Residential Estate - R-E
 - Residential Planned Unit Development - RP
 - Rural Residential - RR
 - Mobile Home Subdivision - T-1
 - Mobile Home Park - T-2
 - Town Center - TC
- Zoning Fill
 - General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - C1
 - Farm - F



Notes:



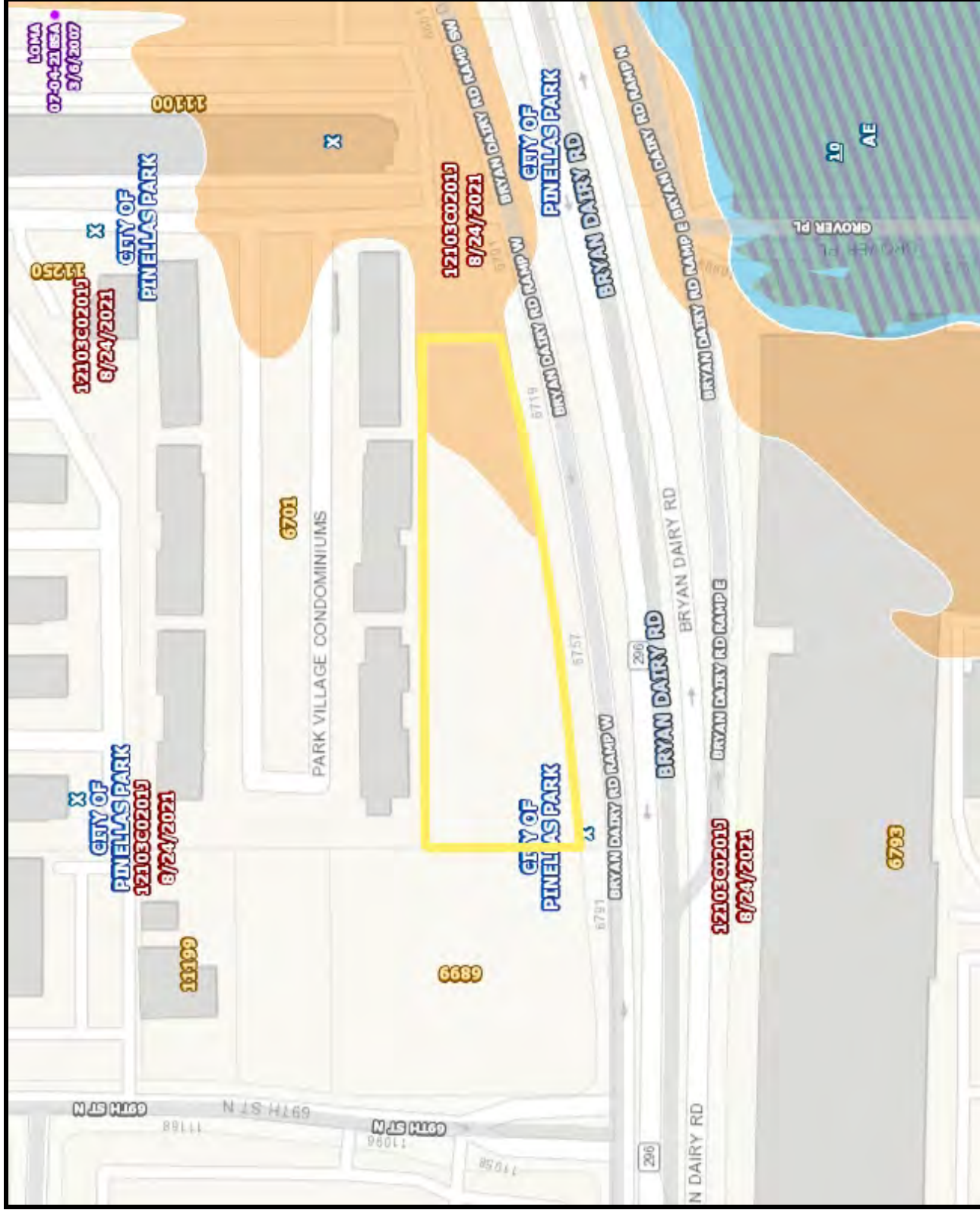
1 : 2,257



Flood Insurance Rate Map

Legend

- Master Address Points
- Centerlines
- Pinellas Park
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
- Bridge
- Culvert
- Weir
- Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
- LIMIT LINES
- SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
- <all other values>
- 1% Annual Chance Flood Hazard (A, AE, AI)
- Combined Riverine and Coastal Floodplain
- Coastal Floodplain (AE)
- 0.2% Annual Chance Flood Hazard in Comb Coastal Zone (X)
- 0.2% Annual Chance Flood Hazard (X)
- 0.2% Annual Chance Flood Hazard in Coas Area of Minimal Flood Hazard (X)
- Riverine Floodway in Combined Riverine an (AE)
- Floodway (AE)
- Coastal High Hazard Area



Notes:



1 : 2,257

188.1 0 94.04 188.1 Feet



11923 Oak Trail Way, Suite 111 – Port Richey, FL 34668

The construction industry is currently under a lot of stress due to the volatility in material prices and the shortage of labor. Most contractors do not guarantee prices for more than a month, which makes the bidding process difficult. In addition, bids are not easy to obtain because most site construction companies are too busy to answer the RFPs. We submitted requests to 3 companies, and only one responded: Clark Hunt Construction, a woman owned company, on 07/27/2023. At this point, we have requested an update and repricing to current rates that should come in by November 5th, 2023. Another site contractor on 10/12/2023 agreed to bid on the civil engineering plans. It is Robert Schram Construction who will also give us a price by 11/5/2023.

Furthermore, and to increase our chances of success, we have asked our Civil Engineer to submit the plans to 1 to 2 additional site contractors that he would recommend, starting on Monday, October 23rd, 2023, with results in the next 30 days.

It is unfortunate that the Brentwood project bids are not entirely meeting the grant application timeline but, please be assured that Bright is doing all due diligence regarding required grant and process compliance. Our industry conversations and experience make us confident in the accuracy of the application numbers provided and if allowed all received bids will be shared upon receipt.

Thank you in advance for any additional consideration given and your support of the affordable housing crisis.

Best

A handwritten signature in black ink that reads "Renee Welch".

Renee Welch
Chief Financial Officer

Clark Hunt Construction, Inc.

CGC013942
CAGE # 62PJ7
Class V Fire Protection
www.clarkhunt.com

Woman Owned Business
2165 Logan Street
Clearwater, Florida 33765
Office: 727-441-1559 Fax: 727-461-2349

NAICS CODES
237990 237110
238910 237210
238990 237310

Wednesday, July 27, 2023

Philippe Beau
1744 N. Bleacher Rd
Suite 200
Clearwater, Fl. 33765

OUR SITE WORK PROPOSAL FOR BRENTWOOD TOWNHOMES IS AS FOLLOWS:

General Conditions

Mobilization	1	LS
Clearing	2	AC
Layout & As-builts (For our work only)	1	LS

Erosion Control:

DOT Silt Fence (Maintenance while on site)	1600	LF
Soil Tracking Device (Maintenance while on site)	1	EA
NPDES (Reports while on site)	1	LS

R.O.W Demolition; (Work During Daylight hours 9:00am - 3:00 pm)

Remove curb and Aprons	1	LS
------------------------	---	----

On Site Demolition :

Remove asphalt up to 2" deep	3500	SY
Stockpile Re-Use existing stone base as Stabilizer	3500	SY

Sub Total: **\$95,000.00**

Earthwork

Site excavation	496	CY
Building Pad Construction +/-1" (One Time Only)	19190	SF
Import and place fill	5810	CY
Proof roll / Grade	2	AC
Temporary Access Rd.	80	SY
Dog Walk (Assume Mulch No Detail)	200	SY

Sub Total: **\$181,500.00**

Meeting Florida's Needs Constructively

ABC • WIPP • NAWBO • EDWOSB

Sanitary Sewer

Demo. 8" SDR 26 PVC Pipe and Manhole	120	LF
<u>New Gravity Sewer</u>		
Connect to existing manhole	1	EA
Outside Drop Connection	1	EA
8" SDR 26 PVC Pipe with Manholes	616	LF

Sewer Laterals To Terminate at Cleanouts

4" & 6" SDR 26 PVC Pipe With Cleanouts	447	LF
<u>Sub Total:</u>		<u>\$116,700.00</u>

Storm Sewer

Connect to Existing Storm Inlet	1	EA
15" CL - 3 RCP Pipe with Structures	536	LF
Broken Concrete Rip Rap	10	TNS
Trench Drain (Zurn 882) (Assume no detail)	24	FT
<u>Sub Total:</u>		<u>\$122,500.00</u>

Potable Water To terminate 5' from Building)

Connect to existing (8" x 6"T/S/V)	2	EA
6" C 900 DR 18 with Fittings	500	LF

Water Services

12" Water Casing Pipe (Assume SDR35 No Detail)	312	LF
15" Water Casing Pipe (Assume SDR35 No Detail)	112	LF
Water Services	25	EA
Pressure Test & Chlorination	1	LS
<u>Sub Total:</u>		<u>\$89,500.00</u>

FIRE

6" C 900 DR 14 with Fittings	60	LF
6" D.D.C.V.	1	EA
Fire Hydrant Assembly	1	EA
FDC		
Pressure Test & Certification	1	LS
<u>Sub Total:</u>		<u>\$43,000.00</u>

Exclude - By others

Paving

***** All asphalt paving to be completed in one lift, one mobilization *****

1 1/2 " Type"Sp 9.5 " Asphalt on 8" Recycled	2400	SY
Crushed Concrete Base and Stabilized		
Subgrade (LBR-40)		
On Site Paint Line Striping, Wheel Stops & Signs	1	LS

Concrete ; (R.O.W.) (Work During Daylight hours 9:00am - 3:00 pm)

Concrete Drive Entrance Apron (Reinforced)	850	SF
Type "F" Curb	100	LF
Concrete Curb Ramps	2	EA
Surface Glue Mount Handi Cap Ramp Domes	2	EA

Concrete ; (On Site)

Type "A" Machined Trench Curb after pavement	700	LF	
6" X 12" Flush Curb after Pavement	100	LF	
36" Reinforced Tall Curb	80	LF	
Concrete Raied Island Curb	25	SF	
Concrete Walk With Fine Grading	-----	SF	Exclude - By others
Concrete Curb Ramps	-----	EA	Exclude - By others
Surface Glue Mount Handi Cap Ramp Domes	-----	SF	Exclude - By others
	<u>Sub Total:</u>		<u>\$167,000.00</u>

R-O-W Maintenance of Traffic

Maintenance of Traffic	1	LS	
	<u>Sub Total:</u>		<u>\$5,800.00</u>

BID TOTAL

\$821,000.00

Storm Credit Alternate

Install HDPE N-12 instead of RCP Pipe

Credit Alternate (If Approved)

(\$8,500.00)

Our proposal does not include ;

testing, inspections, permits, fees, engineering, tree trimming, root or tree pruning, certified tree arborist, landscaping, top soil, irrigation, temporary or permanent seed or sod, littoral shelf plantings, removal excavation hauling dump fees or handling to any clay or rock excavation of any nature (rock is 6" in size or larger) deleterious unsuitable unforeseen obstruction difficulties or contaminated material, removal excavation or replacement to any uncharted or unforeseen utilities or objects, utility sleeve's , temporary / permanent gates or fence, concrete paving monolithic curb walk detectable warning or concrete pavement sidewalk adjacent to building or on site, concrete work adjacent to building, concrete imbeds, concrete pads or enclosures, bollards, handrails, final survey as-builts, alta or building survey, termite control, exploratory excavation or test pits, bonds of any nature, removal replacement repair shoring or bracing to existing utility poles pole base's above or underground vaults boxes or wires, importing or placing of stone or sand for building or sidewalks, excavation backfill grading dewatering hauling or spreading of spoils for other trades, soil treatment , pedestrian control, tempory water or water meters, televising jetting or cleaning to existing utilities, fine grading or installation of sidewalk

Our proposal is based on the following:

1. Price based on all excavated material including material from pipe trenches and ponds being suitable for structural / pavement and trench backfill. Over excavation removal or replacement of material is not included.
2. No allowance has been made for testing handling, treating, removal dump fees or hauling of hazardous unsuitable deleterious or contaminated materials soils or groundwater. No removal disposal handling or dump fees for buried trash or rock. No dump fees hauling handling of materials to a certified landfill. Nor do we include importing or placing of fill for such.
3. Water needed for dust control and compaction is to be provided by others.
4. We will be responsible for erosion control maintenance while we are working on site only.
5. All water tap's, meters, RPZ and DCVA to be furnished and installed by others.
6. Sewer, water, utility lines are to terminate 5' from the building foundation.
7. The only underground utility removal we include is for sewer, storm water or fire as shown on drawings.
8. Our proposal is only based on the Civil drawings only: See our attached exhibit "A"
9. Due to the current supply chain challenges and disruptions, All material is subject to price change at the time of material order and could be delayed,
10. Diesel fuel based on \$4.75 per department of Energy index all pricing may be subject to a fuel surcharge adjustment.
11. **Concrete curb prices are good thru 10-31-23 with possible increase and cost adjustments may be necessary at time of installation.**
12. FDOT asphalt API and fuel index shall apply from date of proposal. All asphalt paving is recycled standard RAP asphalt mix. All asphalt will scuff until the oxidation process occurs. Asphalt paving grades with less than 2% of fall can not be guaranteed against ponding of water.
13. Work based on Monday thru Friday during daylight normal hours 7:00am to 5:00pm.
14. Copy of FDOT or County permit was not supplied, We are basing our proposal for all work in the R.O.W. to be completed during daylight hours Monday thru Friday 9:00am to 3:00pm
15. Stripping's or dirty mulch to be deposited of on site in pond banks or other non structural areas.
16. Price based on all topographical information as shown is correct.
17. Only work shown on civil drawings per our proposal is included in our bid. No architectural, structural plumbing or landscaping drawings interfacing has been included.
18. All "D" curb is to be non reinforced machine trenched after pavement.
19. We assume that the building pad to be 4" below Finish Floor as shown on the civil drawing.

20. Any material that is required to go to a dump or salvage yard will be to a local source only.
21. We have no allowance for well pointing, special methods/treatments or dewatering tanks for dewatering.
22. Any haul off of excess material will be based on clean structural fill. Free of any clay or debris.
23. This proposal will be withdrawn if not accepted within 15 days from the date of proposal,.
24. The above notes shall become part of our subcontract as an exhibit..

If you have any questions call

Sincerely,
Clark Hunt Construction Inc.
Phone (727) 441 - 1559
Fax (727) 479-3672
ed@clarkhunt.com

Ed Hnosko
Estimator

Clark Hunt Construction, Inc.

Woman Owned Business

CGC013942
 CAGE # 62PJ7
 Class V Fire Protection

2165 Logan Street, Clearwater, Florida 33765
 www.clarkhunt.com
 Office: 727-441-1559 Fax: 727-461-2349

ABC
 WIPP
 NAWBO

EXHIBIT "A"

Bid Date	7/27/2023
-----------------	-----------

PROJECT:

Brentwood Townhomes
 Bryan Dairy Rd
 Pinellas Park

DATE STAMPED: _____
 CHECKED BY: _____
 REVIEWED BY: _____

CIVIL DRAWINGS AND
 SPECIFICATIONS BY:

Arcturus Group, LLC

PAGE NO.	SHEET DATE	DESCRIPTION	REV. NO.	REV. DATE
		Cover Sheet		
C-1	8/18/2020	General Notes		
C-2	8/18/2020	NPDES Notes		
C-3	8/18/2020	Demolition Plan		
C-4	8/18/2020	Horizontal Control Plan	5	10/6/2022
C-5	8/18/2020	Paving Grading & Drainage Plan	2	5/3/2022
C-6	8/18/2020	Utility Plan	3	5/3/2022
C-7	8/18/2020	NPDES / SWPPP Plan		
C-8	8/18/2020	Construction Details	1	4/14/2021
C-9	8/18/2020	Utility Details		
C-10	8/18/2020	Utility Details		
C-11	8/18/2020	Utility Details		
C-12	8/18/2020	Utility Details		
C-13	8/18/2020	Maintenance of Traffic Plan		

ADDENDA: NONE RECEIVED

FDOT, R.O.W. PERMIT NONE RECEIVED

SPECIFICATIONS BY: NONE RECEIVED

SOIL BORINGS: NONE RECEIVED

PERMITS: NONE RECEIVED

PLANS MARKED: NOT MARKED

BID QUANTITIES: NONE PROVIDED

MISSING PAGES: NOT DETERMINED

OWNER:

The documents identified above constitute all of the documents which were provided for and utilized as a basis for this proposal. Complete reliance has been placed upon the accuracy and validity of the data indicated and all pricing is dependent upon and reflective of the information provided.

BRENTWOOD

SITE DEVELOPMENT CONSTRUCTION BUDGET

	Amount	Bid by
<u>SITE DEVELOPMENT HARD COSTS</u>		
GENERAL CONDITIONS & DEMOLITION	\$95,000	Hunt Const.
EARTHWORKS AND EXCAVATIONS	\$181,500	Hunt Const.
PAVING ROADS AND PARKING LOTS	\$167,000	Hunt Const.
POTABLE WATER	\$43,000	Hunt Const.
SANITARY SEWER	\$116,700	Hunt Const.
STORM SEWER	\$122,500	Hunt Const.
POWER AND TRANSFORMERS	\$175,000	Hunt Const.
LANDSCAPING AND BERMS-Phase 1	\$120,000	Estimate only
FIRE	\$43,000	Hunt Const.
CONTINGENCIES 10%	\$90,000	Estimate only
TOTAL DEVELOPMENT HARD COSTS	\$1,058,700	

<u>SITE DEVELOPMENT SOFT COSTS</u>	BUDGETED	CONTRACTOR	PAID
CIVIL ENGINEERING	\$ 60,000	ARCTURUS	\$ 15,795
LANDSCAPE ENGINEERING	\$ 6,000	STURCH	\$ 6,000
SURVEYS	\$ 5,000	LAND PRECISION	\$ 2,137
BORING AND SOIL TEST	\$ 5,000	GROUP DOWN ENG	\$ 3,580
CITY APPLICATION FEES + IMPACT FEES	\$ 95,000	CITY OF PINELLAS PARK	\$ 2,365
SITE CONCEPTS, CONSULTING & PERMITTING	\$ 50,000	AMERICAN LP & M	\$ 47,885
CONSTRUCTION MANAGEMENT	\$ 30,000	AMERICAN LP & M	
BANK APPLICATION FEES OR APPRAISALS	\$ 15,000	BANKS+ APPRAISERS	\$ 8,225
INITIAL ARCHITURAL CONCEPTS	\$ 9,648	ECP	\$ 9,648
ARCHITECTURAL PLANS FOR HOMES + ENG	\$ 75,000	BEHAR PETERANECZ	\$ 23,412
TOTAL SOFT COSTS	\$ 350,648		\$ 119,047
PROJECT SITE CONSTRUCTION TOTAL	\$ 1,409,348		
SITE COST CONSTRUCTION/PER DEVELOPED LOT	\$ 56,374		

<u>SOURCES AND USES TABLE</u>	AMOUNT	TOTAL FINANCING
PINELLAS COUNTY HFA - NSP2- reinvestment	\$ 900,000	\$ 1,800,000
Alternative: Construction loan by LMCU		
PCF- ARPA GRANT	\$ 500,000	
BRIGHT COMMUNITY TRUST -equity funds	\$ 9,348	
TOTAL	\$ 1,409,348	

Bright Community Trust, Inc - Approved Operating Budget

Ordinary Income/Expense

Income

Developer Fees	\$	90,000
Fees for Service	\$	64,000
Lease Payments	\$	50,000
Member LLC Draw-Central	\$	802,000
Rent	\$	29,916
40000 · Contributions	\$	10,000
45000 · Bank Interest Earned	\$	1,200

Total Income \$ 1,047,116

Gross Profit \$ 1,047,116

Expense

Operational Expenses

Accounting Fees		
Auditing	\$	16,800
Tax Preparation	\$	3,500

Total Accounting Fees	\$	20,300
Bank Fees	\$	5,523
Consulting	\$	42,000
Insurance Expense	\$	18,300
Legal Fees	\$	46,992
Licenses/Memberships	\$	3,000
Meeting Expenses	\$	600
Office Supplies	\$	10,000
Postage	\$	400
Rent or Lease of Buildings	\$	19,488
Software	\$	5,580
Telephone	\$	6,972
Travel	\$	7,200
6160 · Salaries/Taxes/Benefits	\$	520,008

Total Operational Expenses \$ 706,363

Total Expense \$ 706,363

Net Ordinary Income \$ 340,753

Net Income \$ 340,753

BRIGHT COMMUNITY TRUST, INC
 Profit & Loss Budget Overview
 Accrual Basis - Calendar Year

**Bright Community Trust, Inc.
Board Members Information**

Suffix	First Name	Last Name	Title	Organization
Dr.	Bob	Arnold	President/C.E.O.	Psicore Consulting Incorporated-Mid Pinellas Counseling and Psychological Services
	Jillian	Bandes	Project Manager	Bandes Construction
	Kofi	Hunt	Community Organizer	Fight for 15 Florida
	Julie	Lawrence	Audit Senior Manager	Spoor Bunch Franz
	Eddie	Pelham	Public Works Department	City of St.Petersburg
	Tom	Shelly	Realtor/Broker/Owner	Sunshine Home Sales & Commercial Brokerage

**Bright Community Trust, Inc.
Board Members Information (cont.)**

Suffix	First Name	Last Name	Email	Office Phone	Board Title
Dr.	Bob	Arnold	drbobarnold@tampabay.rr.com	727-772-0038	Secretary
	Jillian	Bandes	jillian.bandes@bandesconstruction.com	727-733-5558 x123	Treasurer
	Kofi	Hunt	kofihunt@gmail.com	727-643-5435	Member At-Large
	Julie	Lawrence	JLawrence@sbfcpa.com	727-888-9200	-
	Eddie	Pelham	eddiepelham@yahoo.com	727-853-4040	-
	Tom	Shelly	toms@sunshinegroupproperties.com	727-384-4300	Chair

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Form 990

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
Do not enter social security numbers on this form as it may be made public.
Go to www.irs.gov/Form990 for instructions and the latest information.

2022

Open to Public Inspection

A For the **2022** calendar year, or tax year beginning and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization BRIGHT COMMUNITY TRUST, INC.		D Employer identification number 26-2352365
	Doing business as		E Telephone number 727-474-8441
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	
	11923 OAK TRAIL WAY		G Gross receipts \$ 1,640,669.
	City or town, state or province, country, and ZIP or foreign postal code PORT RICHEY, FL 34668		
F Name and address of principal officer: FRANCIS WELLS SAME AS C ABOVE		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. See instructions H(c) Group exemption number	

I Tax-exempt status: 501(c)(3) 501(c) () (insert no.) 4947(a)(1) or 527

J Website: **HTTPS://WWW.THEBRIGHTWAY.ORG/**

K Form of organization: Corporation Trust Association Other **L** Year of formation: **2008** **M** State of legal domicile: **FL**

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: UTILIZE LAND TRUSTS AS A VEHICLE TO FACILITATE THE OWNERSHIP AND DEVELOPMENT OF AFFORDABLE HOUSING.		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	6
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	6
	5 Total number of individuals employed in calendar year 2022 (Part V, line 2a)	5	4
	6 Total number of volunteers (estimate if necessary)	6	4
	7 a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
	b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0.
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year 1,155,154.	Current Year 417,608.
	9 Program service revenue (Part VIII, line 2g)	1,152,975.	871,812.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	308.	17,070.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	-67,319.	930.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	2,241,118.	1,307,420.
	Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.
14 Benefits paid to or for members (Part IX, column (A), line 4)		0.	0.
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)		483,586.	455,691.
16a Professional fundraising fees (Part IX, column (A), line 11e)		0.	0.
b Total fundraising expenses (Part IX, column (D), line 25)		139,834.	
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)		709,030.	1,244,459.
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	1,192,616.	1,700,150.	
19 Revenue less expenses. Subtract line 18 from line 12	1,048,502.	-392,730.	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year 17,021,807.	End of Year 16,706,810.
	21 Total liabilities (Part X, line 26)	3,401,863.	3,479,596.
	22 Net assets or fund balances. Subtract line 21 from line 20	13,619,944.	13,227,214.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer		Date		
	FRANCIS WELLS, AUTHORIZED SIGNOR Type or print name and title				
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check if self-employed <input type="checkbox"/>	PTIN
	RYDER MATHIAS	RYDER MATHIAS	09/18/23		P01394169
Preparer Use Only	Firm's name	Firm's EIN		Phone no.	
	TIDWELL GROUP, LLC 3595 GRANDVIEW PARKWAY, STE 500 BIRMINGHAM, AL 35243	27-1490692		205.822.1010	

May the IRS discuss this return with the preparer shown above? See instructions Yes No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission: TO UTILIZE LAND TRUSTS AS A VEHICLE TO FACILITATE THE OWNERSHIP AND DEVELOPMENT OF AFFORDABLE HOUSING PROJECTS WITHIN THE STATE OF FLORIDA.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses.

4a (Code:) (Expenses \$ 518,276. including grants of \$) (Revenue \$ 681,277.) BRIGHT COMMUNITY TRUST FOCUS IS THE DEVELOPMENT AND REHABILITATION OF DISTRESSED AND FORECLOSED HOMES FOR RENT OR RESALE TO WORK FORCE AND LOWER INCOME FAMILIES.

4b (Code:) (Expenses \$ 382,099. including grants of \$) (Revenue \$ 190,535.) BRIGHT SERVES AS THE MANAGEMENT AGENT FOR A COMMUNITY LAND TRUST WITH CENTRAL FLORIDA REGIONAL HOUSING TRUST, INC. (CFRHT).

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.) (Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 900,375.

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	1 X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions	2 X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	3	X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	4	X
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>	5	X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	6	X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	7	X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	8	X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	9	X
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>	10	X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	11a X	
b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	11b	X
c Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	11c	X
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	11d	X
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	11e	X
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	11f	X
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	12a X	
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	12b X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	13	X
14a Did the organization maintain an office, employees, or agents outside of the United States?	14a	X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>	14b	X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>	15	X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>	16	X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I.</i> See instructions	17	X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	18	X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	19	X
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>	20a	X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b	
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21	X

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question ID, Question Text, Yes, No. Rows 22-38 covering various organizational requirements.

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

Table with 3 columns: Question ID, Question Text, Yes, No. Rows 1a-1c regarding Form 1096, Forms W-2G, and backup withholding rules.

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

Table with columns for question number, question text, and Yes/No response boxes. Includes questions 2a through 17 regarding employee reporting, tax shelter transactions, and charitable contributions.

Part VI Governance, Management, and Disclosure. For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI [X]

Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a Enter the number of voting members of the governing body at the end of the tax year; 1b Enter the number of voting members included on line 1a, above, who are independent; 2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?; 3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?; 4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?; 5 Did the organization become aware during the year of a significant diversion of the organization's assets?; 6 Did the organization have members or stockholders?; 7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?; 7b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?; 8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following: a The governing body? b Each committee with authority to act on behalf of the governing body?; 9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O.

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 3 columns: Question, Yes, No. Rows include: 10a Did the organization have local chapters, branches, or affiliates?; 10b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?; 11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?; 11b Describe on Schedule O the process, if any, used by the organization to review this Form 990.; 12a Did the organization have a written conflict of interest policy? If "No," go to line 13; 12b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?; 12c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done; 13 Did the organization have a written whistleblower policy?; 14 Did the organization have a written document retention and destruction policy?; 15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?; 15a The organization's CEO, Executive Director, or top management official; 15b Other officers or key employees of the organization; 16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?; 16b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed FL
18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
[] Own website [] Another's website [X] Upon request [] Other (explain on Schedule O)
19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20 State the name, address, and telephone number of the person who possesses the organization's books and records
RENEE WELCH CFO - 727-474-8441
11923 OAK TRAIL WAY, PORT RICHEY, FL 34668

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

- 1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.
 - List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
 - List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
 - List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
 - List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
 - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- See the instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) FRANCIS WELLS CEO/PRESIDENT	40.00			X				132,462.	0.	14,639.
(2) RENEE WELCH CFO	40.00			X				115,088.	0.	16,711.
(3) THOMAS SHELLY CHAIRMAN	3.00	X						0.	0.	0.
(4) JILLIAN BANDES TREASURER	2.00	X						0.	0.	0.
(5) DR ROBERT ARNOLD SECRETARY	2.00	X						0.	0.	0.
(6) CLIVE KOFI HUNT DIRECTOR	1.00	X						0.	0.	0.

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

Table with 6 main columns: (A) Name and title, (B) Average hours per week, (C) Position, (D) Reportable compensation from the organization, (E) Reportable compensation from related organizations, (F) Estimated amount of other compensation. Includes subtotal rows for 1b, 1c, and 1d.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization 2

Table with 3 columns: Question number, Yes, No. Contains questions 3, 4, and 5 regarding compensation reporting.

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

Table with 3 columns: (A) Name and business address, (B) Description of services, (C) Compensation. Includes a 'NONE' entry in the first row.

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization 0

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A)	(B)	(C)	(D)	
			Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a	Federated campaigns					
	1 b	Membership dues					
	1 c	Fundraising events					
	1 d	Related organizations					
	1 e	Government grants (contributions)	353,750.				
	1 f	All other contributions, gifts, grants, and similar amounts not included above	63,858.				
	1 g	Noncash contributions included in lines 1a-1f	\$ 49,000.				
	1 h	Total. Add lines 1a-1f		417,608.			
Program Service Revenue	2 a	RENT REVENUE	Business Code 531110	552,921.	552,921.		
	2 b	MANAGEMENT AGREEMENT	531390	190,535.	190,535.		
	2 c	LAND LEASE INCOME	531390	52,601.	52,601.		
	2 d	PROGRAM SERVICE FEES	531390	35,833.	35,833.		
	2 e	FEES FOR SERVICES	531390	20,482.	20,482.		
	2 f	All other program service revenue	531390	19,440.	19,440.		
	2 g	Total. Add lines 2a-2f		871,812.			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)		319.		319.	
	4	Income from investment of tax-exempt bond proceeds					
	5	Royalties					
	6 a	Gross rents	(i) Real				
			(ii) Personal				
	6 b	Less: rental expenses					
	6 c	Rental income or (loss)					
	6 d	Net rental income or (loss)					
	7 a	Gross amount from sales of assets other than inventory	(i) Securities				
			(ii) Other	350,000.			
	7 b	Less: cost or other basis and sales expenses		333,249.			
7 c	Gain or (loss)		16,751.				
7 d	Net gain or (loss)		16,751.	16,751.			
8 a	Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18						
8 b	Less: direct expenses						
8 c	Net income or (loss) from fundraising events						
9 a	Gross income from gaming activities. See Part IV, line 19						
9 b	Less: direct expenses						
9 c	Net income or (loss) from gaming activities						
10 a	Gross sales of inventory, less returns and allowances						
10 b	Less: cost of goods sold						
10 c	Net income or (loss) from sales of inventory						
Miscellaneous Revenue	11 a	MISCELLANEOUS REVENUE	Business Code 531390	930.	930.		
	11 b						
	11 c						
	11 d	All other revenue					
	11 e	Total. Add lines 11a-11d		930.			
12	Total revenue. See instructions		1,307,420.	889,493.	0.	319.	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 ...				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	398,819.	186,292.	90,145.	122,382.
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	56,872.	26,565.	12,855.	17,452.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (nonemployees):				
a Management	13,244.	13,244.		
b Legal	37,245.	37,245.		
c Accounting	24,750.		24,750.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)				
12 Advertising and promotion	34,025.		34,025.	
13 Office expenses	13,885.		13,885.	
14 Information technology				
15 Royalties				
16 Occupancy	12,924.		12,924.	
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials ...				
19 Conferences, conventions, and meetings				
20 Interest	110,104.	110,104.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	158,276.	158,276.		
23 Insurance	20,019.		20,019.	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a BAD DEBT	447,710.		447,710.	
b REHABILITATION OF PROPE	301,914.	301,914.		
c CONSULTING FEES	66,735.	66,735.		
d BANK FEES	3,628.		3,628.	
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	1,700,150.	900,375.	659,941.	139,834.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	117,620.	1	284,663.
	2 Savings and temporary cash investments	111,859.	2	42,308.
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	460,297.	4	20,550.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use	10,099.	8	0.
	9 Prepaid expenses and deferred charges		9	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 17,570,638.		
	b Less: accumulated depreciation	10b 1,214,149.	16,318,756.	10c 16,356,489.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	3,176.	15	2,800.
16 Total assets. Add lines 1 through 15 (must equal line 33)	17,021,807.	16	16,706,810.	
Liabilities	17 Accounts payable and accrued expenses	416,542.	17	419,354.
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties	2,985,321.	23	3,060,242.
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		25	
	26 Total liabilities. Add lines 17 through 25	3,401,863.	26	3,479,596.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	13,619,944.	27	13,227,214.
	28 Net assets with donor restrictions		28	
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances	13,619,944.	32	13,227,214.
	33 Total liabilities and net assets/fund balances	17,021,807.	33	16,706,810.

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,307,420.
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,700,150.
3	Revenue less expenses. Subtract line 2 from line 1	3	-392,730.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	13,619,944.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	13,227,214.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other		
If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?		X
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:			
<input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis			
2b	Were the organization's financial statements audited by an independent accountant?	X	
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:			
<input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis			
2c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?		X
If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?		X
3b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits		

Form 990 (2022)

SCHEDULE A (Form 990)

Department of the Treasury Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust. Attach to Form 990 or Form 990-EZ. Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the organization: BRIGHT COMMUNITY TRUST, INC. Employer identification number: 26-2352365

Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 [] A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i).
2 [] A school described in section 170(b)(1)(A)(ii).
3 [] A hospital or a cooperative hospital service organization described in section 170(b)(1)(A)(iii).
4 [] A medical research organization operated in conjunction with a hospital described in section 170(b)(1)(A)(iii).
5 [] An organization operated for the benefit of a college or university owned or operated by a governmental unit described in section 170(b)(1)(A)(iv).
6 [] A federal, state, or local government or governmental unit described in section 170(b)(1)(A)(v).
7 [] An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in section 170(b)(1)(A)(vi).
8 [X] A community trust described in section 170(b)(1)(A)(vi).
9 [] An agricultural research organization described in section 170(b)(1)(A)(ix) operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture.
10 [] An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions...
11 [] An organization organized and operated exclusively to test for public safety.
12 [] An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations...
a [] Type I. A supporting organization operated, supervised, or controlled by its supported organization(s)...
b [] Type II. A supporting organization supervised or controlled in connection with its supported organization(s)...
c [] Type III functionally integrated. A supporting organization operated in connection with, and functionally integrated with, its supported organization(s)...
d [] Type III non-functionally integrated. A supporting organization operated in connection with its supported organization(s) that is not functionally integrated...
e [] Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
f Enter the number of supported organizations []
g Provide the following information about the supported organization(s).

Table with 6 columns: (i) Name of supported organization, (ii) EIN, (iii) Type of organization, (iv) Is the organization listed in your governing document?, (v) Amount of monetary support, (vi) Amount of other support. Includes a Total row at the bottom.

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	180,368.	338,969.	161,243.	1155154.	417,608.	2253342.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	180,368.	338,969.	161,243.	1155154.	417,608.	2253342.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4.						2253342.

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
7 Amounts from line 4	180,368.	338,969.	161,243.	1155154.	417,608.	2253342.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	4,986.	2,831.	1,383.	308.	319.	9,827.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						2263169.
12 Gross receipts from related activities, etc. (see instructions)					12	

13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

Section C. Computation of Public Support Percentage

14 Public support percentage for 2022 (line 6, column (f), divided by line 11, column (f))	14	99.57 %
15 Public support percentage from 2021 Schedule A, Part II, line 14	15	93.43 %

16a 33 1/3% support test - 2022. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

b 33 1/3% support test - 2021. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

17a 10% -facts-and-circumstances test - 2022. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization

b 10% -facts-and-circumstances test - 2021. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization

18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support. (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)						

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

Section C. Computation of Public Support Percentage

15 Public support percentage for 2022 (line 8, column (f), divided by line 13, column (f))	15	%
16 Public support percentage from 2021 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2022 (line 10c, column (f), divided by line 13, column (f))	17	%
18 Investment income percentage from 2021 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2022. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

b 33 1/3% support tests - 2021. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
b Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
c Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

Part IV Supporting Organizations (continued)

Table with 3 columns: Question, Yes, No. Row 11: Has the organization accepted a gift or contribution from any of the following persons? Sub-rows 11a, 11b, 11c.

Section B. Type I Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? Row 2: Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization?

Section C. Type II Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)?

Section D. All Type III Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided? Row 2: Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? Row 3: By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year?

Section E. Type III Functionally Integrated Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions). Sub-rows a, b, c. Row 2: Activities Test. Answer lines 2a and 2b below. Sub-rows a, b. Row 3: Parent of Supported Organizations. Answer lines 3a and 3b below. Sub-rows a, b.

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (*explain in Part VI*). **See instructions.**
 All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (<i>explain in detail in Part VI</i>):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required - provide details in Part VI)	5
6	Other distributions (describe in Part VI). See instructions.	6
7	Total annual distributions. Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions.	8
9	Distributable amount for 2022 from Section C, line 6	9
10	Line 8 amount divided by line 9 amount	10

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2022	(iii) Distributable Amount for 2022
1	Distributable amount for 2022 from Section C, line 6		
2	Underdistributions, if any, for years prior to 2022 (reasonable cause required - explain in Part VI). See instructions.		
3	Excess distributions carryover, if any, to 2022		
a	From 2017		
b	From 2018		
c	From 2019		
d	From 2020		
e	From 2021		
f	Total of lines 3a through 3e		
g	Applied to underdistributions of prior years		
h	Applied to 2022 distributable amount		
i	Carryover from 2017 not applied (see instructions)		
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.		
4	Distributions for 2022 from Section D, line 7: \$		
a	Applied to underdistributions of prior years		
b	Applied to 2022 distributable amount		
c	Remainder. Subtract lines 4a and 4b from line 4.		
5	Remaining underdistributions for years prior to 2022, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI. See instructions.		
6	Remaining underdistributions for 2022. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI. See instructions.		
7	Excess distributions carryover to 2023. Add lines 3j and 4c.		
8	Breakdown of line 7:		
a	Excess from 2018		
b	Excess from 2019		
c	Excess from 2020		
d	Excess from 2021		
e	Excess from 2022		

Schedule A (Form 990) 2022

Schedule B
(Form 990)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

Attach to Form 990 or Form 990-PF.
Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2022

Name of the organization

BRIGHT COMMUNITY TRUST, INC.

Employer identification number

26-2352365

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

501(c)(3) (enter number) organization

4947(a)(1) nonexempt charitable trust **not** treated as a private foundation

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

4947(a)(1) nonexempt charitable trust treated as a private foundation

501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** \$5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 exclusively for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year \$ _____

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

Name of organization BRIGHT COMMUNITY TRUST, INC.	Employer identification number 26-2352365
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	_____ _____ _____	\$ 150,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
2	_____ _____ _____	\$ 170,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
3	_____ _____ _____	\$ 20,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
4	_____ _____ _____	\$ 49,000.	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization BRIGHT COMMUNITY TRUST, INC.	Employer identification number 26-2352365
---	---

Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
4	937 57TH AVENUE NORTH, ST. PETERSBURG, FLORIDA 33703 - LAND	\$ 49,000.	09/01/22
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____

Name of organization BRIGHT COMMUNITY TRUST, INC.	Employer identification number 26-2352365
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Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of **\$1,000 or less** for the year. (Enter this info. once.) \$ _____
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990,
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022

Open to Public
Inspection

Name of the organization **BRIGHT COMMUNITY TRUST, INC.** Employer identification number **26-2352365**

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?		<input type="checkbox"/> Yes <input type="checkbox"/> No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).
 Preservation of land for public use (for example, recreation or education) Preservation of a historically important land area
 Protection of natural habitat Preservation of a certified historic structure
 Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year _____

4 Number of states where property subject to conservation easement is located _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 \$ _____

(ii) Assets included in Form 990, Part X \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1 \$ _____

b Assets included in Form 990, Part X \$ _____

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule D (Form 990) 2022

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):
- a Public exhibition
 - b Scholarly research
 - c Preservation for future generations
 - d Loan or exchange program
 - e Other _____
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---------------------------------|--------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

Part V Endowment Funds. Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment _____%
 - b Permanent endowment _____%
 - c Term endowment _____%
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | Yes | No |
|--|--------|----|
| (i) Unrelated organizations | 3a(i) | |
| (ii) Related organizations | 3a(ii) | |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? | 3b | |
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		13,372,389.		13,372,389.
b Buildings		4,198,249.	1,214,149.	2,984,100.
c Leasehold improvements				
d Equipment				
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				16,356,489.

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.)		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.)		

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.)	

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.)	

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ...

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1	1,307,420.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:			
a	Net unrealized gains (losses) on investments	2a		
b	Donated services and use of facilities	2b		
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII.)	2d		
e	Add lines 2a through 2d		2e	0.
3	Subtract line 2e from line 1		3	1,307,420.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII.)	4b		
c	Add lines 4a and 4b		4c	0.
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)		5	1,307,420.

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1	1,431,770.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:			
a	Donated services and use of facilities	2a		
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII.)	2d		
e	Add lines 2a through 2d		2e	0.
3	Subtract line 2e from line 1		3	1,431,770.
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII.)	4b	268,380.	
c	Add lines 4a and 4b		4c	268,380.
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)		5	1,700,150.

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

PART XII, LINE 4B - OTHER ADJUSTMENTS:

DEPRECIATION

INTEREST EXPENSE

PART X, LINE 2

BRIGHT COMMUNITY TRUST, INC. (BCT) IS A NOT-FOR-PROFIT ORGANIZATION THAT IS EXEMPT FROM INCOME TAXES UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE AND CLASSIFIED BY THE INTERNAL REVENUE SERVICE AS OTHER THAN A PRIVATE FOUNDATION. BCT IS REQUIRED TO OPERATE IN COMFORMITY WITH THE INTERNAL REVENUE CODE TO MAINTAIN ITS TAX EXEMPTION. MANAGEMENT BELIEVES THAT BCT IS CURRENTLY IN COMPLIANCE WITH THE APPLICABLE

Part XIII Supplemental Information (continued)

REQUIREMENTS OF THE INTERNAL REVENUE CODE. THEREFORE, NO LIABILITY FOR
 UNCERTAIN TAX POSITIONS HAS BEEN INCLUDED IN THE ACCOMPANYING CONSOLIDATED
 FINANCIAL STATEMENTS. BRIGHT CENTRAL FLORIDA, LLC (BCF) AND BRIGHT
 SOUTHWEST FLORIDA, LLC (BSW) ARE SINGLE MEMBER LLCS THAT ARE CONSIDERED TO
 BE DISREGARDED ENTITIES FOR FEDERAL TAX PURPOSES. ALL ITEMS OF INCOME AND
 EXPENSE RELATING TO BCF AND BSW ARE REPORTED IN THE TAX RETURNS OF BCT.
 THE ORGANIZATION'S FEDERAL INFORMATION RETURNS ARE GENERALLY OPEN FOR
 EXAMINATION FOR THREE YEARS FOLLOWING THE DATE FILED.

PART XII, LINE 4B

DEPRECIATION 158,276. INTEREST EXPENSE 110,104.

**SCHEDULE M
(Form 990)**

Noncash Contributions

OMB No. 1545-0047

2022

Open to Public Inspection

Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.
Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

Name of the organization **BRIGHT COMMUNITY TRUST, INC.** Employer identification number **26-2352365**

Part I Types of Property

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art - Works of art				
2 Art - Historical treasures				
3 Art - Fractional interests				
4 Books and publications				
5 Clothing and household goods				
6 Cars and other vehicles				
7 Boats and planes				
8 Intellectual property				
9 Securities - Publicly traded				
10 Securities - Closely held stock				
11 Securities - Partnership, LLC, or trust interests				
12 Securities - Miscellaneous				
13 Qualified conservation contribution - Historic structures				
14 Qualified conservation contribution - Other				
15 Real estate - Residential	X	1	49,000.	FAIR MARKET VALUE
16 Real estate - Commercial				
17 Real estate - Other				
18 Collectibles				
19 Food inventory				
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ()				
26 Other ()				
27 Other ()				
28 Other ()				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part V, Donee Acknowledgement **29**

30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least 3 years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period? **X**

b If "Yes," describe the arrangement in Part II.

31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions? **X**

32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions? **X**

b If "Yes," describe in Part II.

33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.

	Yes	No
30a		X
31		X
32a		X

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule M (Form 990) 2022

Part II

Supplemental Information. Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

**SCHEDULE O
(Form 990)**

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.
Attach to Form 990 or Form 990-EZ.
Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2022

Open to Public
Inspection

Name of the organization

BRIGHT COMMUNITY TRUST, INC.

Employer identification number

26-2352365

FORM 990, PART VI, SECTION A, LINE 8B:

THE ORGANIZATION DID NOT HAVE ANY STANDING COMMITTEES DURING 2022.

FORM 990, PART VI, SECTION B, LINE 11B:

FORM 990 IS PRESENTED AND REVIEWED WITH ALL BOARD MEMBERS PRIOR TO SIGNING
AND FILING THE RETURN.

FORM 990, PART VI, SECTION B, LINE 12C:

ESTABLISHED POLICY IS THAT CONFLICT FORM WILL BE READ, COMPLETED AND SIGNED
BY OFFICERS, DIRECTORS AND BOARD MEMBERS TO ACKNOWLEDGE ADHERENCE TO THE
CONFLICT OF INTEREST POLICY AND TO DISCLOSE ANY RELATED PARTY ISSUES. BOARD
MEETING PACKETS ARE PROVIDED TO EACH BOARD MEMBER PRIOR TO THE SCHEDULE
MEETING FOR REVIEW. WHEN THE MEETING IS CALLED TO ORDER, EACH MEMBER MUST
VERBALLY ACKNOWLEDGE "NO CONFLICT" TO THE MEETING AGENDA OR DECLARE THE
CONFLICT(S), IF KNOWN.

FORM 990, PART VI, SECTION B, LINE 15:

COMPENSATION FOR OFFICERS AND KEY EMPLOYEES IS INDUSTRY RESEARCHED FOR
SIMILAR ORGANIZATIONS, IN THE SAME DEMOGRAPHIC AREA WITH COMPARABLE TITLES
AND RESPONSIBILITIES. FINANCIAL REPORTS ALONG WITH BUDGETS AND FORECASTS
ARE REVIEWED. THE PROPOSED SALARY COMPENSATION IS PRESENTED TO VOTING
MEMBERS OF THE BOARD TO APPROVE, DENY OR ADJUST.

FORM 990, PART VI, SECTION C, LINE 19:

GOVERNING DOCUMENTS AND FINANCIAL STATEMENTS ARE AVAILABLE UPON REQUEST.

Name of the organization BRIGHT COMMUNITY TRUST, INC.	Employer identification number 26-2352365
--	--

FORM 990, PART XII, LINE 2C

THE CHIEF EXECUTIVE OFFICER IS RESPONSIBLE FOR THE SELECTION OF THE INDEPENDENT CPA FIRM. THE CHIEF FINANCIAL OFFICER MEETS WITH THE SELECTED INDEPENDENT CPA FIRM PRIOR TO THE START OF THE AUDIT TO DISCUSS THE PLANNED APPROACH AND THE SERVICES THAT THE SELECTED FIRM WILL PROVIDE THE CHIEF FINANCIAL OFFICER HAS THE RESPONSIBILITY FOR THE CONDUCT OF THE ANNUAL FINANCIAL STATEMENT AND COMPLIANCE AUDITS. AT THE CONCLUSION OF THE AUDIT, THE CPA FIRM MEETS WITH THE EXECUTIVE BOARD TO DISCUSS THE RESULTS OF THE AUDIT. THE BOARD WILL VOTE TO APPROVE AND ACCEPT THE AUDITED FINANCIALS. IN ADDITION, THE BOARD OF DIRECTORS ALONG WITH THE CHIEF EXECUTIVE OFFICER IS RESPONSIBLE FOR: ENSURING THAT ADEQUATE INTERNAL CONTROLS ARE IN PLACE TO SAFEGUARD THE ASSETS OF THE ORGANIZATION, REVIEWING THE MONTHLY FINANCIAL STATEMENTS; AND FOR MONITORING RISK MANAGEMENT AND COMPLIANCE PRACTICES OF THE ORGANIZATION. THIS PROCESS HAS NOT CHANGED FROM THE PRIOR YEAR.

**SCHEDULE R
(Form 990)**

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships
Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the organization **BRIGHT COMMUNITY TRUST, INC.** Employer identification number **26-2352365**

Part I Identification of Disregarded Entities. Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
BRIGHT CENTRAL FLORIDA LLC - 84-3666611 11923 OAK TRAIL WAY PORT RICHEY, FL 34668	MANAGEMENT OF THIRD-PARTY HOUSING TRUST	FLORIDA	35,650.	9,729.	BRIGHT COMMUNITY TRUST INC
BRIGHT SOUTHWEST FLORIDA LLC - 85-1215153 11923 OAK TRAIL WAY PORT RICHEY, FL 34668	EXPAND SERVICES TO SOUTHWEST FLORIDA REGION	FLORIDA	-291,200.	34,338.	BRIGHT COMMUNITY TRUST INC

Part II Identification of Related Tax-Exempt Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule R (Form 990) 2022

Part III Identification of Related Organizations Taxable as a Partnership. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

Part IV Identification of Related Organizations Taxable as a Corporation or Trust. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No

Part V Transactions With Related Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note: Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

- a** Receipt of **(i)** interest, **(ii)** annuities, **(iii)** royalties, or **(iv)** rent from a controlled entity
- b** Gift, grant, or capital contribution to related organization(s)
- c** Gift, grant, or capital contribution from related organization(s)
- d** Loans or loan guarantees to or for related organization(s)
- e** Loans or loan guarantees by related organization(s)
- f** Dividends from related organization(s)
- g** Sale of assets to related organization(s)
- h** Purchase of assets from related organization(s)
- i** Exchange of assets with related organization(s)
- j** Lease of facilities, equipment, or other assets to related organization(s)
- k** Lease of facilities, equipment, or other assets from related organization(s)
- l** Performance of services or membership or fundraising solicitations for related organization(s)
- m** Performance of services or membership or fundraising solicitations by related organization(s)
- n** Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)
- o** Sharing of paid employees with related organization(s)
- p** Reimbursement paid to related organization(s) for expenses
- q** Reimbursement paid by related organization(s) for expenses
- r** Other transfer of cash or property to related organization(s)
- s** Other transfer of cash or property from related organization(s)

	Yes	No
1a		
1b		
1c		
1d		
1e		
1f		
1g		
1h		
1i		
1j		
1k		
1l		
1m		
1n		
1o		
1p		
1q		
1r		
1s		

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

	(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)				
(2)				
(3)				
(4)				
(5)				
(6)				

Part VI Unrelated Organizations Taxable as a Partnership. Complete if the organization answered "Yes" on Form 990, Part IV, line 37.

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(e) Are all partners sec. 501(c)(3) orgs.?		(f) Share of total income	(g) Share of end-of-year assets	(h) Dispropor- tionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
				Yes	No			Yes	No		Yes	No	

Part VII Supplemental Information

Provide additional information for responses to questions on Schedule R. See instructions.

Multiple horizontal lines for providing supplemental information.

BRIGHT COMMUNITY TRUST, INC. AND SUBSIDIARIES

CONSOLIDATED FINANCIAL STATEMENTS
AND INDEPENDENT AUDITOR'S REPORT

DECEMBER 31, 2022 AND 2021



Bright Community Trust, Inc. and Subsidiaries

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Bright Community Trust, Inc. and Subsidiaries
St. Petersburg, Florida

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Bright Community Trust, Inc. (a nonprofit organization) and Subsidiaries, which comprise the consolidated statement of financial position as of December 31, 2022, and the related consolidated statement of activities and changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Bright Community Trust, Inc. and Subsidiaries as of December 31, 2022, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of Bright Community Trust, Inc. and Subsidiaries and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other Matters

The consolidated financial statements of Bright Community Trust, Inc. and Subsidiaries as of December 31, 2021, were audited by other auditors whose report dated July 20, 2022, expressed an unmodified opinion on those statements.

Responsibilities of Management for the Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Bright Community Trust, Inc. and Subsidiaries' ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement due to fraud is higher than for one resulting from an error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Bright Community Trust, Inc. and Subsidiaries' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Bright Community Trust, Inc. and Subsidiaries' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Tidwell Group, LLC

Atlanta, Georgia
September 8, 2023

Bright Community Trust, Inc. and Subsidiaries

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

December 31, 2022 and 2021

ASSETS

	<u>2022</u>	<u>2021</u>
CURRENT ASSETS:		
Unrestricted cash	\$ 284,663	\$ 191,776
Restricted cash	42,308	37,703
Total cash	<u>326,971</u>	<u>229,479</u>
Accounts receivable	20,550	460,297
Total current assets	<u>347,521</u>	<u>689,776</u>
Deposits	2,800	3,176
Capital assets, net	16,356,489	16,328,855
Total assets	<u>\$ 16,706,810</u>	<u>\$ 17,021,807</u>

LIABILITIES AND NET ASSETS

	<u>2022</u>	<u>2021</u>
CURRENT LIABILITIES:		
Accrued expenses and other current liabilities	\$ 419,354	\$ 416,542
Line of credit	345,173	176,993
Current portion of long-term notes payable	97,265	93,267
Total current liabilities	<u>861,792</u>	<u>686,802</u>
LONG-TERM LIABILITIES:		
Long-term notes payable, net of current portion	2,617,804	2,715,061
Total long-term liabilities	<u>2,617,804</u>	<u>2,715,061</u>
Total liabilities	<u>3,479,596</u>	<u>3,401,863</u>
NET ASSETS		
Without donor restrictions	13,227,214	13,619,944
Total net assets	<u>13,227,214</u>	<u>13,619,944</u>
Total liabilities and net assets	<u>\$ 16,706,810</u>	<u>\$ 17,021,807</u>

See notes to consolidated financial statements.

Bright Community Trust, Inc. and Subsidiaries

CONSOLIDATED STATEMENTS OF ACTIVITIES
AND CHANGES IN NET ASSETS

Year ended December 31, 2022
(With Comparative Totals for 2021)

	Without Donor Restrictions	With Donor Restrictions	Total	
			2022	2021
Change in net without donor restrictions:				
Contributions, grants and revenues				
Program service fees	\$ 35,833	-	35,833	62,667
Grants and contributions	417,608	-	417,608	1,011,649
Property sales and developer fees	37,121	-	37,121	38,325
Rent revenue - Creek Park	510,245	-	510,245	478,132
Rent revenue - other	42,676	-	42,676	32,366
Land lease income	52,601	-	52,601	53,791
Management agreement income	190,535	-	190,535	470,014
Other income	20,801	-	20,801	17,988
Total contributions, grants and revenues	1,307,420	-	1,307,420	2,164,932
Total revenues	1,307,420	-	1,307,420	2,164,932
Expenses				
Program services:				
Multi-family	341,869	-	341,869	482,598
Single-family	40,230	-	40,230	117,703
Other	249,896	-	249,896	17,887
Total program services	631,995	-	631,995	618,188
General and administrative	659,941	-	659,941	222,195
Fundraising	139,834	-	139,834	143,782
Total expenses	1,431,770	-	1,431,770	984,165
Change in net assets before other changes	(124,350)	-	(124,350)	1,180,767
Other changes:				
Depreciation expense	(158,276)	-	(158,276)	(158,018)
Interest expense	(110,104)	-	(110,104)	(117,752)
Gain on extinguishment of debt	-	-	-	143,505
Total other changes	(268,380)	-	(268,380)	(132,265)
Change in net assets	(392,730)	-	(392,730)	1,048,502
Net assets, beginning of year	13,619,944	-	13,619,944	12,571,442
Net assets, end of year	\$ 13,227,214	-	13,227,214	13,619,944

(continued)

Bright Community Trust, Inc. and Subsidiaries

CONSOLIDATED STATEMENTS OF ACTIVITIES
AND CHANGES IN NET ASSETS - CONTINUED

Year ended December 31, 2021

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Change in net without donor restrictions:			
Contributions, grants and revenues			
Program service fees	\$ 62,667	\$ -	\$ 62,667
Grants and contributions	1,011,649	-	1,011,649
Property sales and developer fees	38,325	-	38,325
Rent revenue - Creek Park	478,132	-	478,132
Rent revenue - other	32,366	-	32,366
Land lease income	53,791	-	53,791
Management agreement income	470,014	-	470,014
Other income	17,988	-	17,988
Total contributions, grants and revenues	<u>2,164,932</u>	<u>-</u>	<u>2,164,932</u>
Net assets released from restrictions:			
Satisfaction of use restrictions	<u>23,333</u>	<u>(23,333)</u>	<u>-</u>
Total revenues	<u>2,188,265</u>	<u>(23,333)</u>	<u>2,164,932</u>
Expenses			
Program services:			
Multi-family	482,598	-	482,598
Single-family	117,703	-	117,703
Other	17,887	-	17,887
Total program services	618,188	-	618,188
General and administrative	222,195	-	222,195
Fundraising	143,782	-	143,782
Total expenses	<u>984,165</u>	<u>-</u>	<u>984,165</u>
Change in net assets before other changes	<u>1,204,100</u>	<u>(23,333)</u>	<u>1,180,767</u>
Other changes:			
Depreciation expense	(158,018)	-	(158,018)
Interest expense	(117,752)	-	(117,752)
Gain on extinguishment of debt	143,505	-	143,505
Total other changes	<u>(132,265)</u>	<u>-</u>	<u>(132,265)</u>
Change in net assets	<u>1,071,835</u>	<u>(23,333)</u>	<u>1,048,502</u>
Net assets, beginning of year	<u>12,548,109</u>	<u>23,333</u>	<u>12,571,442</u>
Net assets, end of year	<u>\$ 13,619,944</u>	<u>\$ -</u>	<u>\$ 13,619,944</u>

See notes to consolidated financial statements.

Bright Community Trust, Inc. and Subsidiaries

CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES

Year ended December 31, 2022
(With Comparative Totals for 2021)

	Program Services				General and Administrative	Fundraising	Total Functional Expenses	Total Expenses	
	Multi-Family	Single Family	Other Program Services	Total Program Services				2022	2021
Personnel costs	\$ 39,955	\$ 26,986	\$ 145,916	\$ 212,857	\$ 103,000	\$ 139,834	\$ 455,691	\$ 455,691	\$ 486,361
Town home costs	301,914	-	-	301,914	-	-	301,914	301,914	289,695
Rehabilitation costs	-	-	-	-	-	-	-	-	67,319
Housing affordability study	-	-	-	-	-	-	-	-	17,887
Asset management	-	13,244	-	13,244	-	-	13,244	13,244	3,336
Consulting fees	-	-	66,735	66,735	-	-	66,735	66,735	42,533
Legal and professional fees	-	-	37,245	37,245	24,750	-	61,995	61,995	23,275
Occupancy	-	-	-	-	12,924	-	12,924	12,924	16,049
Insurance	-	-	-	-	20,019	-	20,019	20,019	17,880
Office expense	-	-	-	-	13,885	-	13,885	13,885	14,994
Travel	-	-	-	-	-	-	-	-	177
Bank charges	-	-	-	-	3,628	-	3,628	3,628	3,200
Bad debt	-	-	-	-	447,710	-	447,710	447,710	-
Advertising	-	-	-	-	34,025	-	34,025	34,025	-
Other	-	-	-	-	-	-	-	-	1,459
Total expenses before depreciation and interest	<u>341,869</u>	<u>40,230</u>	<u>249,896</u>	<u>631,995</u>	<u>659,941</u>	<u>139,834</u>	<u>1,431,770</u>	<u>1,431,770</u>	<u>984,165</u>
Depreciation	158,276	-	-	-	-	-	158,276	158,276	158,018
Interest	110,104	-	-	-	-	-	110,104	110,104	117,752
Total expenses	<u>\$ 610,249</u>	<u>\$ 40,230</u>	<u>\$ 249,896</u>	<u>\$ 631,995</u>	<u>\$ 659,941</u>	<u>\$ 139,834</u>	<u>\$ 1,700,150</u>	<u>\$ 1,700,150</u>	<u>\$ 1,259,935</u>

(continued)

Bright Community Trust, Inc. and Subsidiaries

CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES - CONTINUED

Year ended December 31, 2021

	Program Services			Total Program Services	General and Administrative	Fundraising	Total Functional Expenses
	Multi-Family	Single Family	Other Program Services				
Personnel costs	\$ 192,903	\$ 47,048	\$ -	\$ 239,951	\$ 102,628	\$ 143,782	\$ 486,361
Town home costs	289,695	-	-	289,695	-	-	289,695
Rehabilitation costs	-	67,319	-	67,319	-	-	67,319
Housing affordability study	-	-	17,887	17,887	-	-	17,887
Asset management	-	3,336	-	3,336	-	-	3,336
Consulting fees	-	-	-	-	42,533	-	42,533
Legal and professional fees	-	-	-	-	23,275	-	23,275
Occupancy	-	-	-	-	16,049	-	16,049
Insurance	-	-	-	-	17,880	-	17,880
Office expense	-	-	-	-	14,994	-	14,994
Travel	-	-	-	-	177	-	177
Bank charges	-	-	-	-	3,200	-	3,200
Other	-	-	-	-	1,459	-	1,459
Total expenses before depreciation and interest	<u>482,598</u>	<u>117,703</u>	<u>17,887</u>	<u>618,188</u>	<u>222,195</u>	<u>143,782</u>	<u>984,165</u>
Depreciation	158,018	-	-	158,018	-	-	158,018
Interest	117,752	-	-	117,752	-	-	117,752
Total expenses	<u>\$ 758,368</u>	<u>\$ 117,703</u>	<u>\$ 17,887</u>	<u>\$ 893,958</u>	<u>\$ 222,195</u>	<u>\$ 143,782</u>	<u>\$ 1,259,935</u>

See notes to consolidated financial statements.

Bright Community Trust, Inc. and Subsidiaries

CONSOLIDATED STATEMENTS OF CASH FLOWS

Years ended December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Cash flows from operating activities:		
Change in net assets	\$ (392,730)	\$ 1,048,502
Adjustments to reconcile change in net assets without donor restrictions to net cash, cash equivalents, and restricted cash provided by operating activities		
Depreciation	158,276	158,018
Contribution of capital assets	-	(931,250)
Write off of capital assets	10,099	-
Gain on extinguishment of debt	-	(143,505)
(Increase) decrease in operating assets		
Accounts receivable	439,747	(180,442)
Other assets	376	-
Increase (decrease) in operating liabilities		
Accrued expenses and other current liabilities	<u>2,812</u>	<u>52,385</u>
Net cash and restricted cash provided by operating activities	<u>218,580</u>	<u>3,708</u>
Cash flows from investing activities:		
Purchases of capital assets	(196,009)	(123,867)
Proceeds from sale of capital assets	<u>-</u>	<u>143,802</u>
Net cash and restricted cash (used in) provided by investing activities	<u>(196,009)</u>	<u>19,935</u>

(continued)

Bright Community Trust, Inc. and Subsidiaries

CONSOLIDATED STATEMENTS OF CASH FLOWS - CONTINUED

Years ended December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Cash flows from financing activities:		
Proceeds from Paycheck Protection Program loans	\$ -	\$ 61,270
Proceeds from long-term notes payable	-	85,523
Proceeds on line-of-credit, net	168,180	-
Payments on line-of-credit, net	-	(158,641)
Principal payments on long-term notes payable	<u>(93,259)</u>	<u>(83,875)</u>
Net cash and restricted cash provided by (used in) financing activities	<u>74,921</u>	<u>(95,723)</u>
Net increase (decrease) in cash and restricted cash	97,492	(72,080)
Cash and restricted cash, beginning of year	<u>229,479</u>	<u>301,559</u>
Cash and restricted cash, end of year	<u>\$ 326,971</u>	<u>\$ 229,479</u>
Supplemental disclosure of cash flow information:		
Cash paid during the year for interest	<u>\$ 113,623</u>	<u>\$ 122,876</u>
Supplemental schedule of non-cash investing and financing activities		
Acquisition of capital assets	\$ -	\$ (931,250)
Capital asset contribution	-	931,250
Sale of capital assets	-	454,695
Long-term notes payable reduction	-	(454,695)
Capital assets	10,099	-
Write off of capital assets	<u>(10,099)</u>	<u>-</u>
	<u>\$ -</u>	<u>\$ -</u>

See notes to consolidated financial statements.

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

December 31, 2022 and 2021

NOTE 1 - ORGANIZATION AND NATURE OF OPERATIONS

Bright Community Trust, Inc. (the Organization) is a tax-exempt, 501(c)(3) nonprofit organization incorporated in the State of Florida in 2008. The mission of Bright Community Trust, Inc. is to act as Trustee of various land trusts, which are formed from time-to-time to facilitate affordable community housing in Florida. The Organization is supported primarily through donor contributions and grants.

Bright Central Florida, LLC is a not-for-profit organization organized for the purpose of serving as manager of a third-party regional housing trust.

Bright Southwest Florida, LLC is a not-for-profit organization organized for the purpose of expanding the Organization's services to counties in the Southwest Florida region.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Principles of Consolidation

The consolidated financial statements include the accounts of Bright Community Trust, Inc. and its wholly owned subsidiaries Bright Central Florida, LLC and Bright Southwest Florida, LLC (collectively referred to as the Organization). All significant intercompany transactions and balances have been eliminated in consolidation.

Basis of Presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP). Net assets, support and revenues, and expenses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes in net assets are classified and reported as follows:

Net Assets Without Donor Restrictions: All resources available for general use and not subject to donor restrictions. The governing board of the Organization may elect to designate such resources for specific purposes. This designation may be removed at the board's discretion. Net assets without donor restriction also include the investment in capital assets, net of accumulated depreciation.

Net Assets With Donor Restrictions: Resources accumulated through donations or grants subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature that may or will be met, either by the passage of time or the events specified by the donor. Other donor-imposed restrictions may be perpetual in nature, where the donor stipulates that resources may be maintained in perpetuity. These net assets include the original value of the gift, plus any subsequent additions. The

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022 and 2021

Organization had no donations or grants that are subject to restriction either temporarily or in perpetuity as of December 31, 2022 and 2021.

Revenue Recognition

The Organization generates revenue from providing management services to a third-party regional housing trust (Housing Trust) under a 3-year contract entered in 2019 that was renewable with written notice for up to 5 additional years. The contract between the parties expired in November 2022 and was not renewed. The Organization's performance obligation was to manage the housing trust, which includes a variety of operational and financial duties as defined in the contract. Although multiple duties are performed, the value provided to the housing trust lies in the integration of these responsibilities into one single service offering. The performance obligation is satisfied, and revenue is recognized over time, as the housing trust simultaneously receives and consumes the benefits provided as the Organization performs the services.

The transaction price consists of an initial fee, base fee and a percentage fee, as defined, which collectively include fixed and variable components. The initial fee of \$52,500 earned in 2019 represents an agreed-upon amount for initial pre-contract monthly management services provided by the Organization utilizing limited staffing levels to perform the services. The monthly base fee is initially \$7,500 at normal staffing levels budgeted until the first month following the month that any land and/or housing units are acquired and subject to the contract. At such time, the monthly fee will increase to \$10,000 per month. The stand-alone selling price of these services was developed as a cost reimbursement model, which essentially represents an estimated cost-plus margin, where the margin is zero. The base and percentage fees represent variable consideration; however, upfront estimation is not required under the "as invoiced" and "allocation of variable consideration" practical expedients. The percentage fee is constrained to an amount not deemed probable of significant reversal.

Total revenue recognized for managing the housing trust included in management agreement income on the accompanying consolidated statements of activities and changes in net assets was \$190,535 and \$470,014, for the years ended December 31, 2022 and 2021, respectively.

The timing of revenue recognition, billings, and cash collections results in billed accounts receivable. Amounts due from the Housing Trust as of December 31, 2022 and 2021 included in accounts receivable of the consolidated statements of financial position were \$0 and \$419,873, respectively.

The Organization also generates revenue from providing housing affordability study services to a third-party under a contract entered into in 2021. The Organization's performance obligations are to complete five individual tasks divided into three phases, which includes providing specific deliverables for each phase as defined in the contract. The performance obligations are each satisfied at a point in time when the deliverables are provided to the third-party.

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022 and 2021

The transaction price consists of fixed consideration for the completion of each task in all three phases. The stand-alone selling price of each task was provided in the original proposal which is included as part of the terms and conditions of the contract.

Total revenue recognized for the completion of individual tasks included in the contract was \$35,833 and \$62,667 for the years ended December 31, 2022 and 2021, respectively, and is included in program service fees in the consolidated statements of activities and changes in net assets.

Cash and Restricted Cash

Bright Community Trust, Inc. considers all highly liquid debt instruments with original maturities of three months or less to be cash. All certificates of deposit are considered cash.

Restricted cash consists of amounts required to be maintained in a separate bank account to cover tenant security deposits included in accrued expenses in the accompanying consolidated statements of financial position.

Cash and restricted cash as of December 31, 2022 and 2021 consisted of the following:

	2022	2021
Cash	\$ 284,663	\$ 191,776
Restricted cash	42,308	37,703
Total cash and restricted cash shown on the consolidated statements of cash flows	<u>\$ 326,971</u>	<u>\$ 229,479</u>

Advertising Costs

The Organization's policy is to expense advertising costs when incurred.

Use of Estimates

The preparation of consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from these estimates.

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022 and 2021

Adoption of New Accounting Principles

As discussed in Note 3 to the financial statements, the Financial Accounting Standards Board has issued ASU 2016-02, Leases (Topic 842), which supersedes other accounting for leases and requires lessors to account for leases as either operating or sales-type or direct financing leases. ASU 2016-02 also requires additional disclosures about the amount, timing, and uncertainty of cash flows arising from leases. As amended, ASU 2016-02 is effective for fiscal years beginning after December 31, 2021, and interim periods within fiscal years beginning after December 15, 2022. The implementation of the new accounting principle did not result in any changes to the accompanying financial statements.

The Financial Accounting Standards Board has issued ASU 2020-07, Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets, which is effective for the year ended December 31, 2022. This new guidance requires nonprofit entities to present contributed nonfinancial assets as a separate line item in the statement of activities and changes in net assets, apart from contributions of cash or other financial assets. The standard also increases the disclosure requirements around contributed nonfinancial assets, including disaggregating by category the types of contributed nonfinancial assets a nonprofit entity has received. Adoption of this standard did not have a significant impact on the financial statements of the Organization. For the year ended December 31, 2022, the Organization did not receive any contributions on nonfinancial assets material to the financial statements as a whole.

Leases

The Organization has various agreements to lease land to third parties. The agreements were previously accounted for as an operating lease. As further discussed above and in Note 3, management has adopted ASU 2016-02, Leases (Topic 842) during the year ended December 31, 2022. As part of the adoption, management has elected to use the available practical expedient to use the previous classification of the lease in the current application of the new lease standard.

Accounts Receivable

Accounts receivable consist primarily of amounts due for management fees and cost reimbursement of operating expenses on dwellings and land held in trust and for management services provided to a third-party regional housing trust. Management evaluates the collectability of its receivables periodically and charges off accounts when they are deemed uncollectible. At December 31, 2022 and 2021, management believes that all accounts receivable are collectible and no allowance for doubtful accounts is included in the accompanying consolidated statements of financial position. During the year ended December 31, 2022, \$447,710 of receivables was deemed uncollectible and written off to bad debt expense which is included in general and administrative expenses on the accompanying consolidated statement of activities and changes in net assets.

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022 and 2021

Capital Assets

Capital assets are stated at cost at the date of acquisition or at fair value at date of donation. It is the Organization's policy to capitalize expenditures for these items in excess of \$2,500. Minor renovations and repairs are charged to operations and maintenance as incurred. Depreciation is provided on depreciable assets over the estimated useful life of the asset on a straight-line basis in accordance with GAAP. The useful lives of the Organization's depreciable assets range from 20 to 27.5 years.

Land represents a substantial component of the Organization's capital assets which is not subject to depreciation.

As of December 31, 2022 and 2021, property and equipment were as follows:

	<u>2022</u>	<u>2021</u>
Non-depreciable assets:		
Dwellings	\$ -	\$ 10,099
Land	764,545	577,586
Multi-family	<u>12,607,844</u>	<u>12,599,234</u>
Total non-depreciable assets	<u>13,372,389</u>	<u>13,186,919</u>
Depreciable assets (buildings)	4,198,249	4,197,809
Less: accumulated depreciation	<u>(1,214,149)</u>	<u>(1,055,873)</u>
Total	<u>\$ 16,356,489</u>	<u>\$ 16,328,855</u>

Impairment of Long-lived Assets

Bright Community Trust, Inc. reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived asset is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount exceeds the fair value as determined from an appraisal, discounted cash flows analysis, or other valuation technique. No impairment losses have been recognized during the years ended December 31, 2022 or 2021.

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022 and 2021

Income Tax Status

Bright Community Trust, Inc. (BCT) is a non-profit organization that is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and classified by the Internal Revenue Service as other than a private foundation. BCT is required to operate in conformity with the Internal Revenue Code to maintain its tax exemption. Management believes that BCT is currently in compliance with the applicable requirements of the Internal Revenue Code. Therefore, no liability for uncertain tax positions has been included in the accompanying consolidated financial statements.

Bright Central Florida, LLC (BCF) and Bright Southwest Florida, LLC (BSW) are single member LLCs that are considered to be disregarded entities for federal tax purposes. All items of income and expense relating to BCF and BSW are reported in the tax returns if BCT.

The Organization's federal information returns are generally open for examination for three years following the date filed.

Contributed Dwellings, Land and Services

Contributed dwellings, land and services are valued at their fair market value when received.

For the years ended December 31, 2022 and 2021, the Organization received \$0 and \$21,250, respectively, in contributed land which is recorded under grants and contributions on the accompanying consolidated statements of activities and changes in net assets.

For the years ended December 31, 2022 and 2021, the Organization received \$0 and \$910,000, respectively, in contributed multi-family dwelling, which is recorded under grants and contributions on the accompanying consolidated statements of activities and changes in net assets.

Functional Expenses

The costs of providing the various programs and supporting services have been summarized on a functional basis in the consolidated statements of activities and changes in net assets. The consolidated statements of functional expenses presents the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among programs and supporting services benefited. Personnel costs have been allocated to functional classifications based on the time spent on each function by the employees. Depreciation has been allocated based on the program that benefits from the depreciable capital assets. Interest expense is allocated to functional classifications that benefited from the use of the proceeds of the debt.

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022 and 2021

Agency Transactions

When the Organization accepts donated land and dwellings in an agency transaction, it recognizes the nonfinancial asset at the fair market value of the land and dwellings, a liability at the fair market value of the dwelling to be returned to the donor upon sale, and revenue relating to the fair value of the land.

Reclassifications

Certain items from prior year consolidated financial statements have been reclassified to conform to the current year presentation. These reclassifications had no effect on the previously reported net assets or changes in net assets of the Organization.

NOTE 3 - LAND LEASES

The Organization has entered into lease agreements with various entities to lease land held in a trust by the Organization. Lease agreements are effective for 99 years or until canceled by both the lessor and lessee. The monthly rent amounts vary from lease to lease, but are expected to remain the same amount each month unless changed by both the lessor and lessee. The Company adopted ASU 2016-02 effective January 1, 2022. Rent revenue is being recognized based on actual rent received over the entire lease term. The difference between the straight-line rent and actual rent received is not materially different. During the years ended December 31, 2022 and 2021, the Organization recognized \$52,601 and \$52,915, respectively, of land lease income, which is included in land lease income on the accompany consolidated statements of activities and changes in net assets. Future noncancelable lease revenue for the next five years is expected to be \$52,601, annually.

NOTE 4 - LINES OF CREDIT

The Organization had a revolving line of credit with Hancock Whitney Bank in the amount of \$1,500,000 to be used for project specific funding to assist in rehabilitation of multiple properties. Interest accrues at the prime rate plus 1 percent per annum from the date of each disbursement of principal (8 percent at December 31, 2022). Monthly payments of interest were due and payable, with the the entire amount of unpaid principal and interest due and payable on the maturity date of September 4, 2022. In 2022, the line of credit was renewed with a new maturity date of September 19, 2023. The principal amount outstanding at December 31, 2022 and 2021, was \$345,173 and \$176,993, respectively.

The Organization also has a revolving line of credit with a Hancock Whitney Bank in the amount of \$100,000 to fund short term needs. Interest accrues at the Prime rate plus 2% (9 percent at December 31, 2022). Monthly payments of interest were due and payable, with the the entire amount of unpaid principal and interest due and payable on the maturity date of September 4, 2022. In 2022, the line of credit was renewed with a new maturity date of September 19, 2023. The note is secured by certain cash and investments. Payments are due

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022 and 2021

upon demand. There was no outstanding balance at December 31, 2022 and 2021, respectively.

NOTE 5 - LONG-TERM DEBT

	<u>2022</u>	<u>2021</u>
<p>During 2014, the Organization entered into a construction loan with a financial institution in the principal amount of \$2,600,000, bearing interest at the annualized interest rate of U.S. 5-year Treasury Notes (4.15% at December 31, 2021), collateralized by the property, payable in interest only payments during the construction period, and monthly payments of principal and interest during the permanent period. The loan has a maturity date of June 27, 2024 and includes certain restrictive covenants that began in 2016. The Organization completed the construction phase in 2015.</p>	\$ 2,297,697	\$ 2,390,956
<p>During 2017, the Organization entered into four promissory notes with the City of St. Petersburg, Florida, for the purchase of four single family homes. The notes are interest free. Payment of the principal balance of three of the notes is deferred for 20 years until August 15, 2037, at which time the notes will be forgiven provided the Organization complies with certain terms as described in the agreement. The fourth note was paid in full during 2019 upon the sale of the related party. During 2019, the Organization entered into two additional promissory notes, the first of which was paid in full in 2020 and the second of which was paid in full in 2021 upon the sale of the related properties. During 2020, the Organization entered into a seventh promissory note which was paid in full in 2021 upon the sale of the related property.</p>	<u>417,372</u>	<u>417,372</u>
Total long-term notes payable	2,715,069	2,808,328
Less current portion of long-term notes payable	(97,265)	(93,267)
Long-term notes payable, net of current portion	<u>\$ 2,617,804</u>	<u>\$ 2,715,061</u>

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022 and 2021

Maturities by year are as follows:

2023	\$	97,265
2024		2,200,432
2025		-
2026		-
2027		-
Thereafter		<u>417,372</u>
Total	\$	<u><u>2,715,069</u></u>

The Organization applied for and received a forgivable Paycheck Protection Program (PPP) loan in the amount of \$82,235 provided under the Federal Coronavirus Aid, Relief and Economic Security (CARES) Act and the loan was funded on May 6, 2020. Under the terms of the loan, the balance is forgivable to the extent the proceeds are used for certain qualified expenses for the 24 week period from the date of the first disbursement of the loan through October 21, 2020 and that certain employment levels are maintained. To the extent a portion of the loan does not meet the criteria to be forgiven, such amounts are due and payable in monthly installments beginning on the date the loan forgiveness amounts are communicated to the Organization and carry an interest rate of 1%. A formal request for forgiveness was submitted and the Organization received notification of full forgiveness in January 2021. The amount forgiven is recognized as a gain on extinguishment of debt in the accompanying consolidated statements of activities and changes in net assets for the year ended December 31, 2021.

The Organization applied for and received a second forgivable PPP loan in the amount of \$61,270 provided under the Federal Coronavirus Aid, Relief and Economic Security (CARES) Act and the loan was funded on March 25, 2021. Under the terms of the loan, the balance is forgivable to the extent the proceeds are used for certain qualified expenses for the 24 week period from the date of the first disbursement of the loan through September 10, 2021 and that certain employment levels are maintained. To the extent a portion of the loan does not meet the criteria to be forgiven, such amounts are due and payable in monthly installments beginning on the date the loan forgiveness amounts are communicated to the Organization and carry an interest rate of 1%. A formal request for forgiveness was submitted and the Organization received notification of full forgiveness in September 2021. The amount forgiven is recognized as a gain on extinguishment of debt in the accompanying consolidated statements of activities and changes in net assets for the year ended December 31, 2021.

NOTE 6 - RETIREMENT PLAN

The Organization formed a 401(k) Retirement Plan for its employees. The Organization will provide matching contributions for eligible employee contributions to the plan up to 4% of an

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022 and 2021

employee's annual salary. For the years ended December 31, 2022 and 2021, employer contributions were \$14,058 and \$13,433, respectively.

NOTE 7 - OFFICE LEASES

Beginning in September 2018, the Organization entered a 36-month operating lease for office space which expired in 2021. The lease was renewed in 2021 for an additional 24-month period extended until September 2023. On August 31, 2022, the lease was terminated. The Organization executed a new month to month office lease with an unrelated party.

Total rent expense was \$12,924 and \$16,049 for the years ended December 31, 2022 and 2021, respectively.

NOTE 8 - CONCENTRATION OF CREDIT RISK

Bright Community Trust, Inc. and its subsidiaries maintain cash, restricted deposits, and reserves with financial institutions. The bank balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 at each bank. At times, these balances may exceed the federal insurance limits; however, the Bright Community Trust, Inc. and its subsidiaries have not experienced any losses with respect to its bank balances in excess of government provided insurance. Management believes that no significant concentration of credit risk exists with respect to these bank balances at December 31, 2022 and 2021.

NOTE 9 - NET ASSETS WITH DONOR RESTRICTIONS

Net assets released from donor restrictions were comprised of the following for the years ended December 31, 2022 and 2021:

	<u>2022</u>	<u>2021</u>
Purpose restrictions:		
Expansion of homebuyer education and related programs	<u>\$ -</u>	<u>\$ 23,333</u>

Bright Community Trust, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022 and 2021

NOTE 10 - LIQUIDITY AND AVAILABILITY OF RESOURCES

The Organization's financial assets available within one year of the statement of financial position date for general expenditures are as follows:

Cash	\$	326,971
Accounts receivable		<u>20,550</u>
		347,521
Less: amounts unavailable for general expenditure within one year due to:		
Restricted cash		<u>(42,308)</u>
	\$	<u>305,213</u>

The Organization manages its liquidity to meet its operating needs and other contractual commitments. The Organization has various sources of liquidity at its disposal including cash and lines of credit (described in Note 4).

NOTE 11 - SUBSEQUENT EVENTS

Events that occur after the consolidated statement of financial position date but before the consolidated financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the consolidated statement of financial position date are recognized in the accompanying consolidated financial statements. Subsequent events, which provide evidence about conditions that existed after the consolidated statement of financial position date, require disclosure in the accompanying notes. Management evaluated the activity of the Organization through September 8, 2023 (the date the consolidated financial statements were available to be issued) and concluded that one subsequent event has occurred that would require recognition in the consolidated financial statements or disclosure in the notes to the consolidated financial statements.

On August 10, 2023, the Organization sold its property, Creek Park, for a sales price of \$7,500,000 to unrelated party. Creek Park's entire mortgage and accrued interest balances were paid in full upon sale closing.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/02/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

Table with 2 main rows: PRODUCER (Roe Insurance, Inc.) and INSURED (Bright Community Trust, Inc.). Includes contact information for Sherri Britton and a list of insurers (Alliance of Nonprofits for Insurance, RRG; Associated Industries Insurance Company; United States Liability Insurance Company).

COVERAGES CERTIFICATE NUMBER: 2023-2024 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

Main table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liab, Workers Compensation and Employers' Liability, and D&O Liability and EPL.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers Compensation applies to Florida operations only

CERTIFICATE HOLDER

CANCELLATION

Table for Certificate Holder (Bright Community Trust, Inc.) and Cancellation (Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions. Authorized Representative: Gregory J Roe).



Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

- A. Case Number:** PUD-0623-00008
- B. Location:** Parcel No. 18-30-16-66301-000-0080
- C. Request:** Residential Planned Unit Development (RPUD) to develop a 25-unit single-family attached subdivision at Parcel No. 18-30-16-66301-000-0080.
- D. Applicant:** Patricia Montecki with Arcturus Group, LLC.
- E. Agent:** N/A
- F. Owner:** Pinellas County Surplus Land Trust-Bryan Dairy DRJ and Pinellas Community Housing Foundation Inc TRE.
- G. Legal Ad Text:** Residential Planned Unit Development (RPUD) to develop a 25-unit single-family attached subdivision at Parcel No. 18-30-16-66301-000-0080.
- H. PARC Meeting:** June 27, 2023
- I. Public Hearings:**

Planning & Zoning Commission Hearing Date: October 5, 2023
Advertising Date: September 20, 2023

City Council (1st Hearing) Date: November 9, 2023

City Council Hearing Date: November 21, 2023
Advertising Date: November 8, 2023

II. BACKGROUND INFORMATION

A. Case Summary:

The applicant is requesting a Residential Planned Unit Development (RPUD) overlay for the 1.901-acre parcel, which is currently zoned General Commercial (B-1) with a RPUD Overlay and a land use designation of Commercial General (CG). The RPUD will be for the development of 25 Single-Family (attached) Dwellings, which is permitted in the B-1 Zoning District. The B-1 zoning allows for a maximum density of 15 units per acre, which permits a maximum of 28 units. The applicant is proposing to develop 25 two-story single-family attached units, which is consistent with the B-1 zoning and CG land use designation.

Per the Applicant, the proposed design is to use the parcel for development of 25 townhomes, each of which has 3 bedrooms, 2 bathrooms, and an ADA compliant first floor. The homes will be marketed to young couples and retirees. The units will be architecturally pleasing from the front, which is visible from the Bryan Dairy Road overpass. The back of the property will be an outdoor space. The front of the homes will be designed with noise-reduction windows, and the backyards abut a residential apartment complex and face away from the road. In addition, the homes will be shielded at parking level by a heavily landscaped buffer to create a wall of greenspace and reduce noise levels from the road. Additionally, landscaping is proposed in front of the homes, as well as a sidewalk leading to and around the retention pond.

The development is being proposed as an RPUD to allow no minimum lot sizes and reduced setbacks for developing townhome style lots. Per Section 18-1529.8., regarding RPUDs, the applicant is allowed to request no minimum lot size and flexibility from the setback requirements due to the character of the surrounding area, size, configuration and natural features of the land to be developed, potential impact on abutting development, and the nature of the proposed development. The proposed townhome lots will consist of the individual units with zero internal structure setbacks.

B. Site Area: 82,813 square feet / 1.901 acres

C. Property History:

The parcel was platted in 1984 as part of the Park Centre Condo subdivision, a replat of the Pinellas Farms Plat of 1911. The site was acquired by Pinellas County in 1994, and a portion was utilized for the expansion of Bryan Dairy Road. The site had contained a retail plaza prior to Pinellas County's purchase; however, the plaza was demolished in 1994 once Pinellas County took ownership.

In 2007, a Planned Unit Development (PUD) application was approved by City Council for a PUD overlay and the adoption of a Master Plan for the development of 33 Multi-Family Dwelling units. The following conditions were approved with the PUD:

- Minimum setbacks shall be as illustrated on the Master Plan for the development. (Setbacks shall be as follows: Front - 23 feet; Side - 15 feet; and Rear - 20.)
- Criteria assigned to the subdivision, in notes on the approved site plan, shall be accepted as governing regulations for the development. All regulations not addressed herein shall revert to Code in effect at the time of "PUD" Planned Unit Development adoption.

Since the PUD from 2007 was never constructed, it has since expired.

D. Existing Use: Vacant / Undeveloped

E. Proposed Use: Residential

F. Future Land Use: Commercial General (CG)

G. Zoning District: General Commercial (B-1) with RPUD Overlay

H. Flood Zone: The property is located in Flood Zones X, which is a low-risk flood zone, and X-Shaded, which is a moderate-risk flood zone.

I. Evacuation Zone: This property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

J. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	B-1	RM	Multi-Family Residential
South	M-1	IL	Industrial Uses
East	B-1	RM	Multi-Family Residential
West	M-1	IL	Industrial and Commercial Uses

II. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

2. Key Standards:

Use Characteristics – *Those uses appropriate to and consistent with this category include:*

Primary Uses – *Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Wholesale/Distribution (Class A); Storage/Warehouse (Class A); Temporary Lodging.*

Secondary Uses – *Commercial Recreation; Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space; Research/Development; Light Manufacturing/Assembly (Class A)*

Locational Characteristics – *This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit.*

Density/Intensity Standards – *Shall include the following:*

Residential Use – *Shall not exceed 24 dwelling units per acre.*

3. Relevant Policies:

OBJECTIVE LU.1.10

The City shall continue to foster the revitalization of areas confronted with slum or blighting conditions.

POLICY LU.1.10.8

The Land Development Regulations shall promote a variety of housing types and densities, innovative designs, clustering of units, supportive accessory uses, optimal use of landscaping and buffering, and a system of active and passive open space within the CRD.

OBJECTIVE LU.1.12

The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed-use development and redevelopment techniques, in order to achieve the following objectives:

- a. *Encourage development that is compatible with the natural environment and the overall vision of the community*
- b. *Provide vibrant and safe walkable areas*
- c. *Concentrate growth in relatively discrete areas that are compatible with the community character*
- d. *Place housing in proximity to employment opportunities, services, and amenities*
- e. *Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit*
- f. *Establish well-designed urban environments that create vibrant, livable places*
- g. *Provide locations that create a range of housing opportunities and choices, including the provision of affordable housing*
- h. *Provide urban areas that incorporate well-designed open and public spaces*
- i. *Encourage a pattern of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.*

OBJECTIVE LU.1.13

The Land Development Code shall provide for a variety of residential uses and housing opportunities.

POLICY LU.1.13.1

The character of distinct functional neighborhoods, recognized as stable living areas, shall be preserved in the development and redevelopment of the community.

POLICY LU.1.13.2

Promote, through the use of development regulations, innovative designs, variety of housing types and densities, clustering of units, supportive accessory uses, transportation alternatives, optimal use of landscaping and buffering, and a system of active and passive open space.

POLICY LU.1.13.6

Encourage infill residential development that is consistent and compatible with surrounding land uses.

POLICY LU.1.14.4

Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.

OBJECTIVE H.1.1

The City will support the provision of an adequate supply of dwelling units in a variety of types, locations and costs to meet the current and projected housing needs of all residents.

4. Staff Analysis:

The proposed RPUD for 25 single family attached dwellings would promote infill residential development that is compatible with surrounding land uses, and the development would promote a variety of housing types and opportunities in the area.

Staff finds that the proposed development meets is consistent with the use characteristics of the Commercial General (CG) land use designation, and meets the purpose and intent of the designation and the Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "B-1" General Commercial District is established to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a general commercial environment with supportive medium density residential. This district is intended for a wide variety of consumer-oriented commercial uses and activities located in proximity to major thoroughfares and to residential concentrations, together with accessory uses and public facilities customary to or required for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as either Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG), Commercial Recreation (CR), Resort Facilities High (RFH) or Community Redevelopment District (CRD).

The Planned Unit Development District (PUD) serves as an overlay to existing zoning classifications. In this role, the PUD provides an alternative to conventional zoning districts, at the property owner's option. The PUD may be established at appropriate locations and in accordance with the Comprehensive Plan and Land Development Regulations of the City of Pinellas Park. In fulfillment of this intent, the PUD provides standards and guidelines by which flexibility may be accomplished so that:

- (A) A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.*
- (B) More open space may be accomplished than would be possible through the strict application of the provisions of this Article.*
- (C) Land may be used more efficiently, resulting in smaller networks of utilities and streets, consequently reducing construction and maintenance costs.*
- (D) Harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged.*
- (E) Non-traditional lot layout or site design may be permitted.*

The development guidelines are provided as a basis from which a typical PUD can proceed. However, City Council retains the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety, and may modify these guidelines based on the merits of the

project, the character of the surrounding area and potential adverse impacts on this area, size, configuration, and natural features of the land to be developed, adequacy of off-site improvements, traffic impact and nature of the proposed development. Where there are conflicts between these PUD regulations and general zoning, subdivision, or other applicable regulations of the City of Pinellas Park, those adopted by and shown on an adopted Master Plan, as defined herein, shall govern.

2. Key Standards:

SECTION 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT

Sec. 18-1520.2. - DENSITY REGULATIONS.

Multi-family dwellings are permitted at a maximum density of 15.0 units per net acre when assigned a Land Use Plan Map classification of RM (multi-family dwellings only), R/OG, CG or CRD. Multi-family dwellings are permitted at a maximum density of 18 units per net acre when assigned a Land Use Plan Map classification of R/O/R. As an incentive to develop mixed use developments or affordable housing on parcels assigned a Land Use Plan Map classification of CG or CRD, City Council may, in its sole discretion and if it determines that additional density will help promote mixed use developments or affordable housing on such parcels, approve up to 24 dwelling units per net acre subject to the following location criteria and development approval requirements.

Sec. 18-1520.3. - PERMITTED AND CONDITIONAL USES.

Land Use	Approval Type	Conditions
Dwellings, Single-family Attached	P	Subject to density limitations in section 18-1520.2

Sec. 18-1520.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to September 26, 1963 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Twenty (20) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Fifteen (15) feet.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7 "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. Refer to Section 18-1504.3(G)(2) for special yard setbacks for additions to buildings in existence as of August 14, 1997.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.

(D) MINIMUM FLOOR AREA.

3. Multi-Family Dwellings:
 - a. Efficiency: Four hundred fifty (450) square feet.
 - b. One-bedroom: Five hundred fifty (550) square feet.
 - c. Two-bedroom: Six hundred fifty (650) square feet.
 - d. Three-bedroom: Eight hundred (800) square feet.

(E) MAXIMUM BUILDING HEIGHT. Height fifty (50) feet excluding mechanical and or elevator penthouse (additional height may be granted as a conditional use).

(F) MINIMUM BUILDING SEPARATION. See Section 18-1530.17, "Minimum Building Separation."

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.8. - RESIDENTIAL PUD.

(A) **LOCATION.** *The Residential PUD (RPUD) overlay shall only be assigned to those areas where the underlying zoning district(s) permit residential development and the primary intended use of the property is residential.*

(B) **USES.** *The uses permitted in RPUD districts shall be limited to those "permitted" or "conditional uses" allowed by the underlying zoning district and Land Use Plan Map designation existing on the subject property at the time of application to rezone to RPUD. In addition to those "permitted" and "conditional uses", the following uses may be approved:*

1. Duplex dwellings.
2. Multifamily dwellings.
3. Zero lot line dwellings.
4. Nursing homes, convalescent homes and sanitariums.
5. Community Residential Home (more than fourteen (14) residents).
6. Attached singled family dwellings.
7. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article.
8. Nonresidential uses are permitted only in RPUD's of five (5) acres or more and shall include only those uses allowed as a permitted or conditional use by the underlying zoning district and Land Use Plan Map category. For parcels located within the Residential/Office/Retail (ROR) land use plan map category, public/semi-public uses shall not exceed a maximum area of three (3) acres for "Transportation/Utility Uses" and five (5) acres for "Institutional Uses" (except that Public Educational Facilities are not subject to this threshold).

(C) **DIMENSIONAL REGULATIONS.**

1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulation guidelines.
2. Should the established regulations be inappropriate for non-traditional lot layout or site design (i.e. mixed use development, cluster homes, zero lot line, etc.) the following guidelines are established.
 - (a) No minimum lot size. However, justification for the deviation from established regulations of the underlying zoning district shall be provided. In addition, residential developments which propose lot areas less than the minimum lot sizes shall provide usable open space based on the difference between the stated minimum lot area and the proposed lot area, said open space to be located within said plat or phase where the alternative style is proposed.
 - (b) Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered including, but not limited to, the character of the surrounding area (zoning and existing land uses), size, configuration and natural features of the land to be developed, potential impact on abutting development, and the nature of the proposed development.

Exception: Zero lot line development shall meet the following minimum setback requirements:

- (1) Side Yard Setbacks: Zero (0) feet on one side and five (5) feet on the other.
- (2) No openings may be located in the on-the-line-wall.
- (3) The on-the-line-wall shall be constructed with low maintenance decorative masonry or masonry veneer, or any other material as permitted by the adopted Florida Building Code based on type of construction.
- (4) The on-the-line wall shall not be located adjacent to a public right-of-way.
- (5) An easement for maintenance purposes shall be provided.

(c) Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.

(d) Minimum Livable Floor Area.

Single-Family Attached		Multi-Family	
# of Bedrooms	Required Interior Floor Space	# of Bedrooms	Required Interior Floor Space
Efficiency	650	Efficiency	500
One (1)	750	One (1)	650
Two (2)	850	Two (2)	750
Three (3) or more	1,000	Three (3)	900

Single-Family Detached: One thousand (1,000) square feet.

Zero Lot Line: Eight hundred fifty (850) square feet.

(D) **DENSITY.** *The net density of the PUD shall not exceed that allowed by the underlying zoning districts unless subject to a density bonus authorized by this Chapter in conformance with the comprehensive plan.*

(E) **RECREATIONAL FACILITIES.**

1. *At the time of consideration of the Master Plan for an RPUD, City Council will review the suitability of any recreational facilities proposed for the development. This review will be based on the size of the development, the demographics of the anticipated population, and proximity to existing or proposed public recreational facilities.*
2. *The location, type, and size of the proposed recreational facilities as well as their development schedule shall be incorporated into the Master Plan.*
3. *After review of the proposed recreational facilities, City Council may approve the recreational facilities as proposed or may approve alternative types and locations of recreational facilities.*
4. *Parkland dedication credit for any recreational facilities provided as part of the RPUD shall be calculated pursuant to Article 3 of this Land Development Code.*
5. **Onsite Meeting Hall.**
 - (a) *In any RPUD of eighty (80) residential units or more and which has a homeowners or condominium association which requires an annual meeting, an onsite meeting hall shall be provided.*
 - (b) *The meeting hall shall be large enough to accommodate the number of unit owners which constitute a quorum as established in Florida Statutes or by the bylaws of the homeowners association or condominium.*
 - (c) *The requirement for an onsite meeting hall may be waived by City Council upon a finding that the size and nature of the development, the demographics of the anticipated population, and the availability of adequate alternative meeting locations render the requirement of an onsite meeting hall unnecessary.*

3. Staff Analysis:

The proposed RPUD meets the purpose and intent of the B-1 Zoning District and PUD overlay requirements. The applicant is proposing 25 single-family attached dwellings, which is permitted per the zoning district. The RPUD overlay will allow for no minimum lot size and flexibility from the setback requirements due to the character of the surrounding area, size, configuration and natural features of the land to be developed, potential impact on abutting development, and the nature of the proposed development. Additionally, the B-1 Zoning District is compatible with the CG land use.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the June 27, 2023 PARC meeting by all relevant departments/divisions. Below are Staff comments and concerns, with the applicant's response:

- The landscape buffer to the north is proposed to be a VUA buffer; technically in this area landscaping is not required. However, with residential abutting residential, staff recommends that landscaping be provided for additional buffering.
The Applicant will keep the buffer at code minimum.
- With these being proposed as townhomes, how will the property be split?
The proposed townhome lots will consist of the individual units with zero internal structure setbacks.
- Is the bus stop, just east of the property within the right-of-way, proposed to be enhanced?
No enhancement to the bus stop is proposed.
- The property to the north has an existing sewer that the subject property could utilize and possibly be a cost savings. However, that may require the existing lines to be updated to handle more flow.
It is easier for the developer to tie into the sewer as shown on the plans.
- There is no reclaimed water on site, so landscape irrigation would require a well.
The Applicant will make sure that they provide a well for irrigation.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

1. Development of 25 single-family attached townhomes on the site would meet density requirements;
2. The proposed development meets the intent and regulations of the General Commercial (B-1) Zoning District, per Section 18-1520 of the Land Development Code; and
3. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, staff recommends **APPROVAL** of case numbers PUD-0623-00008.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

8/24/23
Date


Nick A. Colonna, AICP, Community Development Administrator
or Aaron Petersen, Asst. Community Development Administrator

8/25/2023
Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL**
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):**
- C. RECOMMEND DENIAL**

...a Residential Planned Unit Development (RPUD) to develop a 25-unit single-family attached subdivision.

VI. ATTACHMENTS

- Exhibit A:** Affidavit of Ownership with Legal Description
- Exhibit B:** Narrative Summary
- Exhibit C:** Survey
- Exhibit D:** Master Plan
- Exhibit E:** Landscape Plan
- Exhibit F:** Floor Plan and Elevations
- Exhibit G:** Aerial Map
- Exhibit H:** Land Use Map
- Exhibit I:** Zoning Map
- Exhibit J:** Flood Insurance Rate Map

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Pinellas Community Housing Foundation

aka Bright Community Trust (11/4/2013)

being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

Bryan Dairy Rd, Pinellas Park, FL 33773 / 18-30-16-66301-000-0080

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

PARK CENTRE CONDO N'LY PT OF UNITS 6, 7, & 8 DESC BEG NW COR OF SD LOT 8 TH N89D58'01"E 585.94FT TH S00D05'17"E 89.52FT TH CUR RT RAD 3409.90FT ARC 470.57FT CB S80D35'52"W 470.20FT TH S84D33'04"W 122.71FT TH N00D00'55"W 177.65FT TO POB

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Site plan approval - New PUD

3. That the undersigned (has / have) appointed and (does / do) appoint Philippe Beau as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.



SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of

physical presence or online notarization, this 25 day of MAY, 2023.

By FRANK WELLS, PRESIDENT/OWNER, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced KADUNA
(Type of identification)
as identification and who DID / DID NOT take an oath.

Notary Public, Commission No. HH 191455



(Name of Notary- typed, printed or stamped)



RENEE WELCH
Commission # HH 191455
Expires November 20, 2025
Bonded Thru Budget Notary Services

(SEAL ABOVE)

LEGAL DESCRIPTION

THAT PORTION OF UNITS 6, 7, & 8. PARK CENTRE, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM PLAT BOOK 79, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING NORTHERLY OF THE NORTH RIGHT-OF-WAY LINE OF BRYAN DAIRY ROAD, IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST (NORTHWEST) CORNER OF AFORESAID UNIT 8, RUN N 89°58'01" E ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 585.94 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00°05'17" E ALONG THE EAST BOUNDARY OF SAID UNIT 8, FOR A DISTANCE OF 89.52 FEET TO A NON-TANGENT POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BRYAN DAIRY ROAD, A RADIAL TO SAID POINT BEING S 13°21'20" E; THENCE SOUTHWESTERLY, 470.57 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTH, HAVING A RADIUS OF 3409.90 FEET, THROUGH A CENTRAL ANGLE OF 07°54'25", A CHORD BEARING AND DISTANCE OF S 80°35'52" W, 470.20 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE S 84°33'04" W, FOR A DISTANCE OF 122.71 FEET TO A POINT OF INTEREST INTERSECTION WITH THE WEST LINE OF AFORESAID UNIT 7; THENCE N 00°00'55" W ALONG SAID WEST LINE AND ALONG THE WEST LINE OF AFORESAID UNIT 8, FOR A DISTANCE OF 177.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.901 ACRES (82,813 SQUARE FEET) OF LAND MORE OR LESS.