#### **Board of Supervisors:**

Michael Lawson - Chairman Doug Draper - Vice Chairman Lori Price - Assistant Secretary Christie Ray - Assistant Secretary Brittany Crutchfield - Assistant Secretary

#### **District Staff:**

Audette Bruce - District Manager Brian Quillen - Operations Director Adriana Urbina - Community Director John Vericker - District Counsel Greg Woodcock - District Project Manager Gary Schwartz - Field Services Manager

### Southshore Bay Community Development District

### **Regular Meeting Agenda**

Monday, July 14, 2025 at 6:00 P.M. Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578

Zoom: Dial In: +1 312-626-6799 Meeting ID: 492 506 1038 Passcode: 543210

Dear Supervisors:

A meeting of the Board of Supervisors of the Southshore Bay Community Development District is scheduled for Monday,

July 14, 2025, at 6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578. The following is

the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document,

and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call

4.

5.

- 2. Audience Comments (limited to 3 minutes per individual for agenda items)
- 3. Business Items

t (	Office:	Meeting Location:	
	Α.	District Counsel	
•	Staff R	eports	
	C.	Ratification of Florida Commercial Care – Tree Trimming in Medley Area - \$1,950.00	Exhibit 7
	В.	Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held June 9, 2025	Exhibit 6
	Α.	Consideration for Acceptance – The Unaudited May 2025 Financials	Exhibit 5
•	Consei	nt Agenda	
	D.	Discussion of Property Boundaries at Medley Entrances	Exhibit 4
	C.	Discussion on Balcara Monument Location	Exhibit 3
	В.	Consideration for Approval – Florida Commercial Care – Bismark Palm Trees Treatment - \$285.00 per application, 2 applications needed	Exhibit 2
	Α.	Consideration for Adoption – Resolution 2025-09, Designating Officers	Exhibit 1

District Office:Meeting Location:KaiHilton Garden Inn2502 N. Rocky Point Dr.4328 Garden Vista DriveSuite 1000, Tampa, FL 33607Page 1 of 38Riverview, Florida 33578

#### **Board of Supervisors:**

Michael Lawson - Chairman Doug Draper - Vice Chairman Lori Price - Assistant Secretary Christie Ray - Assistant Secretary Brittany Crutchfield - Assistant Secretary

- B. Kai Field Staff
  - Florida Commercial Care
    - Irrigation Report

#### Exhibit 8

- C. District Manager
- 6. Supervisors Requests
- 7. Audience Comments New Business (limited to 3 minutes per individual for nonagenda items)
- 8. Discussion on FY 2025-2026 Budget
- 9. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

**District Staff:** 

Audette Bruce - District Manager

John Vericker - District Counsel

**Brian Quillen - Operations Director** 

Adriana Urbina - Community Director

Greg Woodcock - District Project Manager Gary Schwartz - Field Services Manager

Sincerely,

Audette Bruce District Manager

District Office:

Kai 2502 N. Rocky Point Dr. Suite 1000, Tampa, FL 33607

#### Meeting Location:

Hilton Garden Inn 4328 Garden Vista Drive Riverview, Florida 33578

Page 2 of 38

#### **RESOLUTION 2025-09**

#### A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS,** the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

Michael Lawson	Chair
Doug Draper	Vice-Chair
Audette Bruce	Secretary
Kerri Robertson	Treasurer
Sonia Valentin	Assistant Treasurer
Lauren Parsons	Assistant Secretary
Lori Price	Assistant Secretary
Brittany Crutchfield	Assistant Secretary
Christie Ray	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 14th day of July, 2025.

**ATTEST:** 

#### SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT

Name: \_\_\_\_\_\_ Secretary / Assistant Secretary Michael S. Lawson Chair of the Board of Supervisors



Professional Landscape and Property Maintenance Services

June 20, 2025

Southshore Bay CDD Breeze Homes

#### **Re: Southshore**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

<u>QUOTE</u>: We have a suspected outbreak of Palmetto Weevils in the Bismark Palms at SouthShore. There is no guarantee that we will be successful in preventing, eliminating or controlling the potential activity in the remaining palms.

We propose to treat the buds of the (3) Bismark Palms onsite with contact and systemic insecticides. Two applications will be made over a period of three months. Additional future applications will be beneficial as well. An additional quote will be forwarded if additional applications are needed/wanted.

#### **DESCRIPTION OF WORK:**

- Dispatch crew to the property with required equipment and materials to complete work order.
- <u>Application</u>:
- By using our Spray Rig we propose to treat the crown (top where the fronds emerge) and inject the soil at the base of the palms of the (3) Bismark Palms onsite with contact and systemic insecticides. Two applications will be made over a period of three months. Additional future applications will be beneficial as well.
- Products:
- Contact (effect on insect contact) insecticides; Abamectin and Bifen 7.9 Select
- Systemic (work into the plants tissue); Dinotefuran and Imidacloprid
- Clean all debris from work completed and haul all debris to a local landfill.

#### Total Quoted Price- \$285.00 per application, two applications needed.

Proposal Accepted \_\_\_\_\_

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida Page 6 of 38 www.FloridaCommercialCare.com

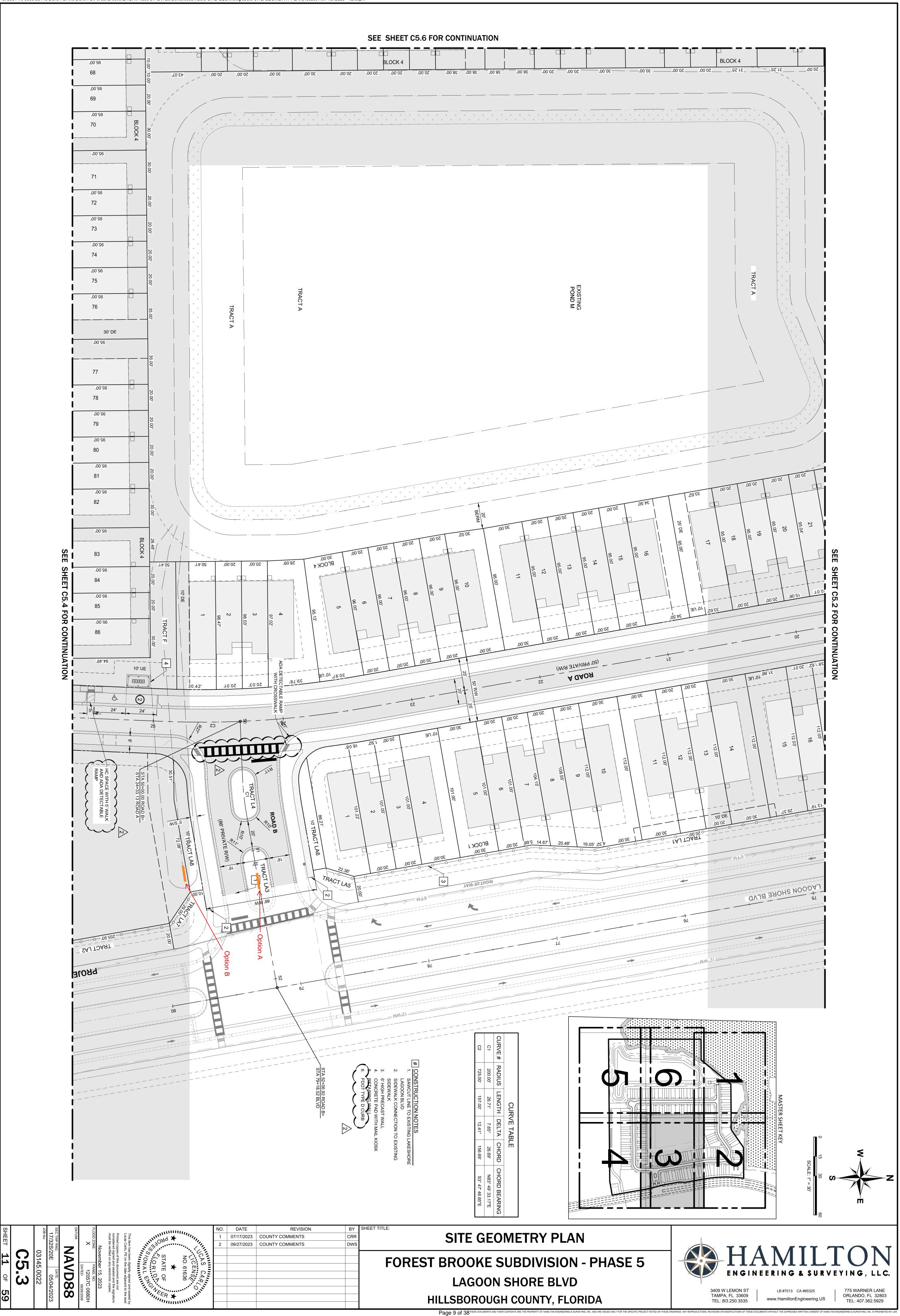


Professional Landscape and Property Maintenance Services

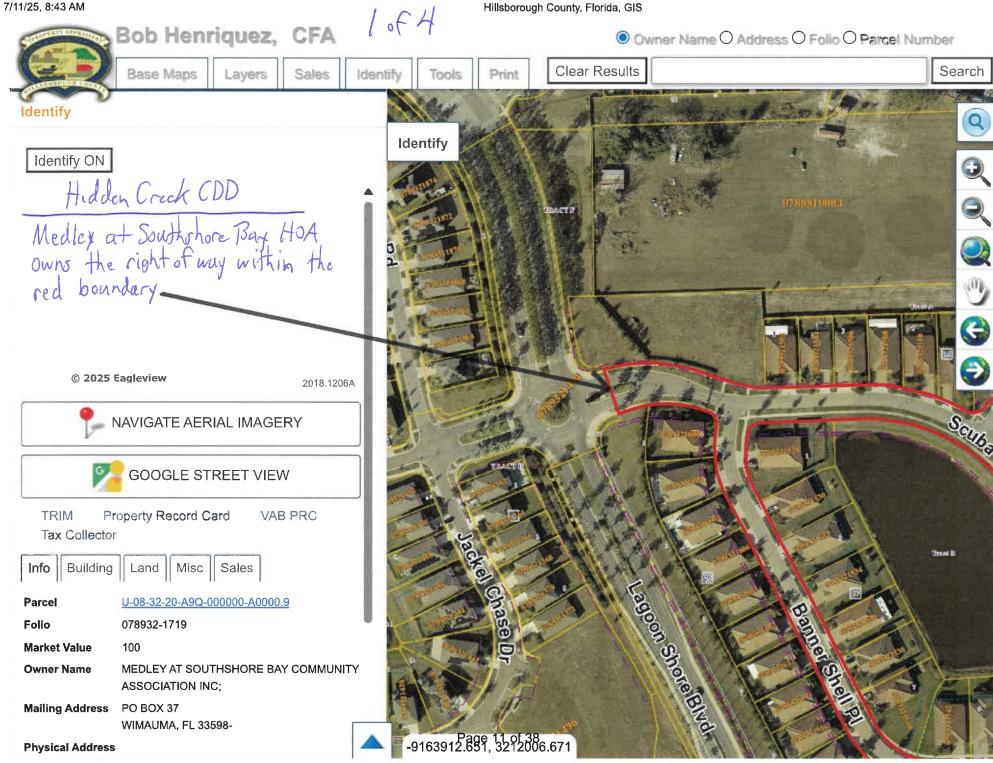
Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

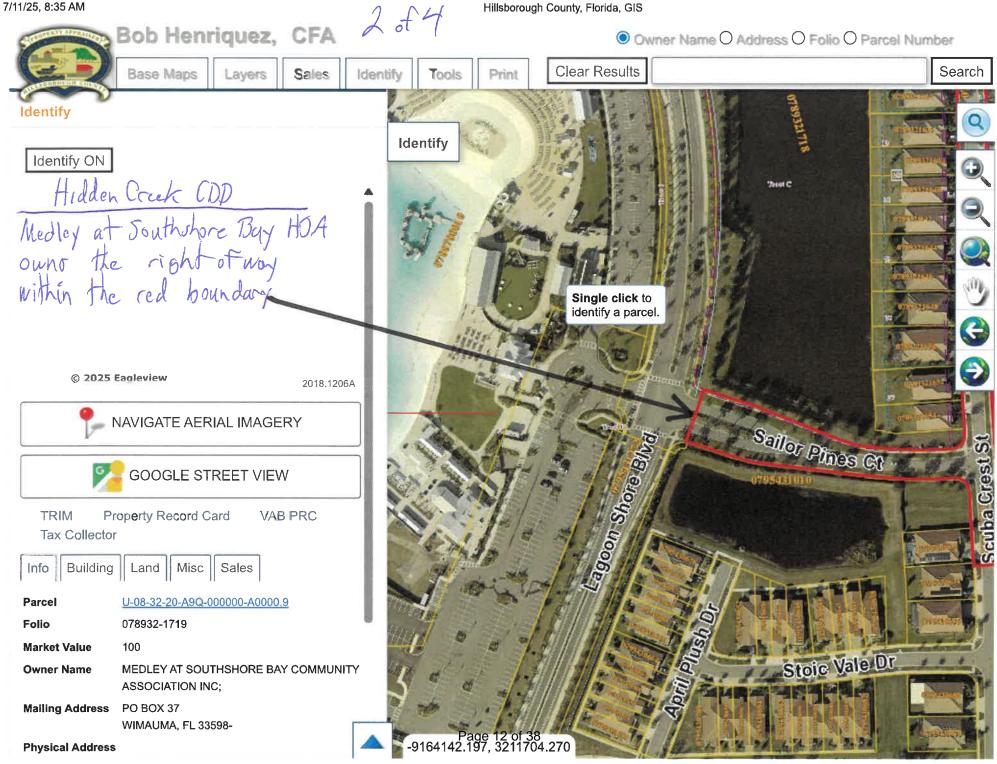
Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is

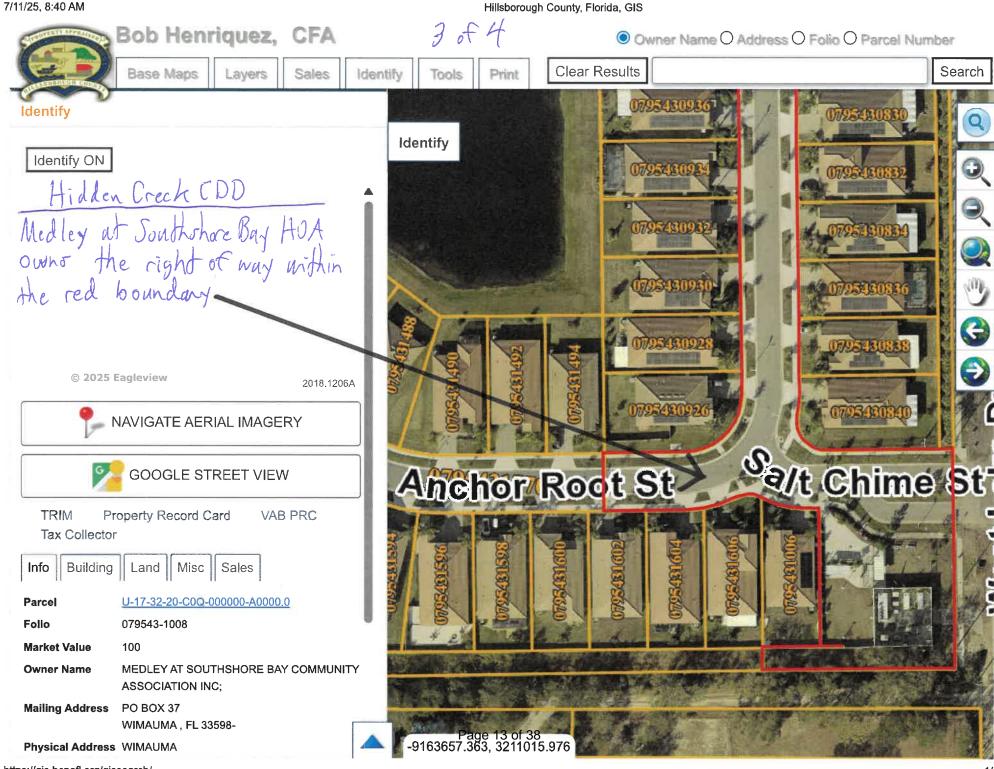
inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.



J:\3001 To 3500\03145 Dune FL And Dune FB\Forest Brooke\ENGR\Phase 5\1 DWGs\Construction\C5.3 SITE GEOM.dwg (C5.3 SITE GEOMETRY PLAN) lucasc Nov 15, 2023 - 12:58pm







7/11/25, 8:38 AM			Hillsborou	gh County, Florida, GIS		
Summer and Martines	Bob Henriquez, CFA	4 f.	4	Owner Na	me O Address O Folio O P	arcel Number
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© 2025 E	Eagleview 2018.120	64		Lagoon	0795570052	₽ Đ
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Info Building	Land Misc Sales			TO T	0795370818	E
Parcel	<u>U-17-32-20-C90-000000-A0000.0</u>		and the second	Blvd		
Folio	079537-0382				079537032	
Market Value Owner Name	100 MEDLEY AT SOUTHSHORE BAY COMMUNI	TV		1 <u>0</u>		
Owner Manie	ASSOC INC;					
Mailing Address	PO BOX 37 WIMAUMA, FL 33598-	Pa	0e 14 of 3	8	- 079567052	elle
Physical Address	WIMAUMA	-9164371.5	08, 32102	56.147		

## Southshore Bay Community Development District

Financial Statements (Unaudited)

> Period Ending May 31, 2025

#### Southshore Bay CDD Balance Sheet May 31, 2025

	ENERAL FUND	DE	AA2 BT VICE	CONST	24 AA2 TRUCTION TUND	SOLIDATED FOTAL
ASSETS:						
CASH	\$ 30,691	\$	-	\$	3,739	\$ 34,430
RESTRICTED CASH	-					
ACCOUNTS RECEIVABLE	5,590		-		-	5,590
ASSESSEMENTS RECEIVABLE	2,113		-		-	2,113
DEPOSIT	-		-		-	-
PREPAID	-		-		-	-
DEBT SERVICE:	-		-		-	-
REVENUE	-	22	1,709		-	221,709
COST OF ISSUANCE	-		-		-	-
INTEREST	-		-		-	-
PREPAYMENT	-		-		-	-
RESERVE	 -		1,963		-	 511,963
TOTAL ASSETS	\$ 38,394	\$ 73	3,671	\$	3,739	\$ 775,804
LIABILITIES:						
ACCOUNTS PAYABLE	\$ 121,512	\$	-	\$	-	\$ 121,512
ACCRUED EXPENSES	1,474		-		-	1,474
DEFERRED REVENUE	2,113		-		-	2,113
DUE TO DEBT SERVICE FUND	-					
DUE TO DEVELOPER-INTERIM FUNDING	3,952		-		-	3,952
FUND BALANCE:						
NONSPENDABLE:						
PREPAID AND DEPOSITS	-		-		-	-
RESTRICTED FOR:						
CAPITAL PROJECTS	-		-		3,739	3,739
DEBT SERVICE	-	73	3,671		-	733,671
ASSIGNED:	-		-		-	-
UNASSIGNED:	(90,656)		-		-	(90,656)
TOTAL LIABILITIES & FUND BALANCE	\$ 38,394	\$ 73	3,671	\$	3,739	\$ 775,804

#### Southshore Bay CDD

**Financial Report Summary** 

#### STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE

For Period October 1, 2024 through May 31, 2025

	AD	Y2025 OPTED JDGET		UDGET &-TO-DATE		ACTUAL R-TO-DATE	FAV	ARIANCE /ORABLE AVORABLE)
I. REVENUE								
SPECIAL ASSESSMENTS - ON-ROLL	\$	207,396	\$	207,396		205,283		(2,113)
DEVELOPER FUNDING DEVELOPER FUNDING-INTERIM FUNDING		468,910		468,910		2 052		(468,910)
LOT CLOSINGS		112,718		112,718		3,952 352,336		(108,766) 352,336
MISCELLANEOUS REVENUE		-		-		-		-
INTEREST TOTAL REVENUE	-	789,024	6	789,024	-	263 561,833		263 (227,191)
IOTAL REVENUE	\$	/89,024	\$	789,024	\$	501,655	\$	(227,191)
II. EXPENDITURES								
GENERAL ADMINISTRATIVE								
SUPERVISORS COMPENSATION	\$	6,400	\$	4,267	\$	9,800	\$	(5,533)
PAYROLL TAXES		275		275		750		(475)
PAYROLL PROCESSING MANAGEMENT CONSULTING SERVICES		495 32,000		330 21,333		600 21,334		(270) (1)
CONSTRUCTION ACCOUNTING SERVICES		-		-		-		-
PLANNING, COORDINATING & CONTRACT SERVICES		24,000		16,000		16,000		-
ADMINISTRATIVE SERVICES BANK FEES		3,500 300		2,333 200		2,333		0 200
MISCELLANEOUS		500		333		563		(230)
AUDITING SERVICES		4,400		2,933		-		2,933
TRAVEL PER DIEM INSURANCE		30,431		30,431		- 11,237		- 19,194
REGULATORY AND PERMIT FEES		175		175		200		(25)
LEGAL ADVERTISEMENTS		1,500		1,000		678		322
ENGINEERING SERVICES LEGAL SERVICES		4,000 15,000		2,667 7,000		3,511 7,874		(844) (874)
WEBSITE HOSTING		2,015		1,848		1,848		(8/4)
ADMINISTRATIVE CONTINGENCY		14,500		9,667		810		8,857
TOTAL GENERAL ADMINISTRATIVE		139,491		100,793		77,538		23,254
DEBT ADMINISTRATION:								
DISSEMINATION AGENT TRUSTEE FEES		6,000 4,040		6,000 4,040		7,500		(1,500) 4,040
DEVELOPER FUNDING - INTERIM OPERATING		112,718		4,040		3,951		(3,951)
ARBITRAGE		475		475		475		
TOTAL DEBT SERVICE ADMINISTRATION		123,233		10,515		11,926		(1,411)
PHYSICAL ENVIRONMENT EXPENDITURES								
SECURITY		-		-		-		-
COMPREHENSIVE FIELD SERVICES FIELD MANAGER		15,000		10,000		10,000		-
AMENITY MANAGEMENT SERVICES		5,000		3,333		3,333		0
FIELD TRAVEL		-		-		-		-
STREETPOLE LIGHTING ELECTRICITY (IRRIGATION & POND PUMPS)		152,500 6,000		101,667 4,000		98,436 566		3,231 3,434
WATER		6,000		4,000				4,000
LANDSCAPING MAINTENANCE		105,000		70,000		149,904		(79,904)
LANDSCAPE ENHANCEMENT MULCH		30,000		20,000		79,562 54,096		(59,562) (44,096)
IRRIGATION MAINTENANCE		15,000 16,000		10,000 10,667		12,453		(1,786)
POND MAINTENANCE		12,000		8,000		5,895		2,105
EROSION REPAIR		10,000		6,667		4 790		6,667
GATE MAINTENANCE AND MONITORING CAMERAS		15,000 7,500		10,000 5,000		4,789 715		5,211 4,285
GATE CLICKERS		10,000		6,667		-		6,667
HOLIDAY DECORATIONS/EVENTS		7,500		4,490		4,490		1 200
ROAD MAINTENANCE COST SHARE MAINTENANCE SERVICE		1,800 12,000		1,200 8,000		-		1,200 8,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT		100,000		66,667		183,481		(116,815)
TOTAL PHYSICAL ENVIRONMENT		526,300		350,357		607,720		(257,363)
UNBUDGETED EXPENDITURES		-		-		-		-
TOTAL EXPENDITURES	\$	789,024	\$	461,664	\$	697,184	\$	(235,520)
OTHER FINANCING SOURCES (USES)								
TRANSFER IN		-		-		-		-
TRANSFER-OUT		-		-		-		-
TOTAL OTHER FINANCING SOURCES (USES)		-		-		-		
EXCESS REVENUE OVER (UNDER) EXPEND.				377 260		(125 251)		(462 711)
EACESS REVENUE OVER (UNDER) EAFEND.		-		327,360		(135,351)		(462,711)
FUND BALANCE - BEGINNING				-		44,695		
FUND BALANCE - ENDING	\$	<u> </u>	\$	327,360	\$	(90,656)		
				0-1,000		(20,000)		

#### SOUTHSHORE BAY CDD COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE **DEBT SERVICES FUND SERIES 2024 AA2** FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH MAY 31, 2025

	A	FY 2025 DOPTED SUDGET	YTD BUDGET	 YTD ACTUAL	YTD ARIANCE V (UNFAV)
REVENUES					
Developer Funding	\$	512,000	341,333	\$ 81,439	\$ (259,894)
Interest		-	-	17,664	17,664
Lot Closings		-	-	512,257	512,257
Bond Close Out Expense				 2,500	 2,500
Total revenues		512,000	341,333	 611,360	 272,527
EXPENDITURES					
Debt Service					
Principal prepayment		-	-	-	-
Principal:					
May 2025		-	-	105,000	-
Interest:					
November 2024		200,606	200,606	134,272	66,334
May 2025		203,100	203,100	 203,100	 -
Total debt service expenditures		403,706	403,706	 442,372	 66,334
Excess/(deficiency) of revenues over/(under) expenditures		108,294	(62,373)	 168,988	 206,192
Other Financing Sources and (Uses)					
Transfer In		-	-	-	-
Transfer Out		-	-	2,500	(2,500)
EXCESS REVENUE OVER (UNDER) EXPENDITURE					
AFTER OTHER FINANCING SOURCES AND (USES)		108,294	(62,373)	 166,488	 203,692
Fund balance - beginning (unaudited) Fund balance - ending				\$ 567,183 733,671	

### Southshore Bay CDD

### CAPITAL PROJECTS FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE For Period October 1, 2024 through May 31, 2025

	ACTUAL R-TO-DATE
REVENUE	
DEVELOPER FUNDING	\$ -
BOND PROCEEDS	-
INTEREST	27,377
TOTAL REVENUE	 27,377
EXPENDITURES	
CONSTRUCTION IN PROGRESS	1,190,706
TOTAL EXPENDITURES	 1,190,706
EXCESS REVENUE OVER (UNDER) EXPEND.	(1,163,329)
Other Financing Sources and (Uses)	
TRANSFER IN	1,030,170
TRANSFER OUT	(1,027,670)
EXCESS REVENUE OVER (UNDER) EXPENDITURE	
AFTER OTHER FINANCING SOURCES AND (USES)	(1,160,829)
FUND BALANCE - BEGINNING	1,164,568
FUND BALANCE - ENDING	\$ 3,739

### Southshore Bay Community Development District Cash Reconciliation - General Fund May 31, 2025

	Bank United perating Acct)
Balance Per Bank Statement	\$ 333,002.12
Plus: Deposits in Transit	-
Less: Outstanding Checks	(302,311.13)
Adjusted Bank Balance	\$ 30,690.99
Beginning Cash Balance Per Books	\$ 401,569.19
Cash Receipts	29.98
Cash Disbursements	(370,908.18)
Balance Per Books	\$ 30,690.99

#### Southshore Bay Cd-Check Register - Operating Account FY2025

Date	Number	Payee	Memo	Payment	Deposit E	Balance
9/30/2024	Number	Гауее	EOY BALANCE	Fayment	Deposit	63,205.15
10/1/2024	100222	Gate Pros. Inc	Invoice: 10665 ()	320.00		62,885.15
10/1/2024	100222	Stantec Consulting Services Inc.	2024 FY General Consulting	280.00		62,605.15
10/1/2024	100223	DC Integrations LLC	Invoice: 24631 (Reference: Gate cameras were down breaker was tripped. Sprinklers are causing the	860.00		61,745.15
10/2/2024	100224	Gig Fiber, LLC - Streetleaf	Invoice: 3261 (Reference: Southshore Bay CDD Sept 2024.)	10,250.00		51,495.15
10/4/2024	100424ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd 08/08/24- 09/09/24	38.75		51,456.40
10/4/2024	22	Doug Draper	BOS MTG	242.07		51,214.33
10/4/2024	100424ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd 08/08/24- 09/09/24	31.36		51,182.97
10/4/2024	100424ACH	Engage PEO	BOS MTG	966.59		50,216.38
10/15/2024	100226	Straley Robin Vericker	For Professional Services Rendered Through August 31, 2024	1,837.50		48,378.88
10/18/2024	23	Doug Draper	BOS MTG	184.70		48,194.18
10/18/2024	100227	Florida Commercial Care, Inc.	Invoice: 24219161 (Reference: Monthly lawn Maintenance contract.) Invoice: 248091 (Reference: A	6,996.00		41,198.18
10/18/2024	100228	Kai Connected, LLC	Invoice: 3956 (Reference: Hilton Meeting 8/12.) Invoice: 3960 (Reference: Hilton 8/2.) Invoi	471.98		40,726.20
10/18/2024	101824ACH	Engage PEO	BOS MTG	941.80		39,784.40
10/22/2024	10102 // 1011	Dune FB Debt LLC	200	011100	87.19	39.871.59
10/24/2024	102424ACH	IPFS Corporation	Reference: Payment October 24. Conf# 21293037	1,258.45	01110	38,613.14
10/25/2024	102524ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 9/24 thru 10/23. Check Stub Notes: 9/7 Sent funding Request GF 2023	194.96		38,418.18
10/28/2024	10202-1/1011	opeoran Busiliess	Deposit	104.00	896.37	39,314.55
10/30/2024		Dune FB Debt LLC	Deposit		3,840.83	43,155.38
10/31/2024		24101220	Interest		29.46	43,184.84
10/31/2024	100229	Philips Electric	VOID: Invoice: 081324 (Reference: Fountain Repair.)		20.40	43,184.84
10/31/2024	100230	Stantec Consulting Services Inc.	Reference: 2024 FY General Consulting. https://clientname(FILLIN).payableslockbox.com/DocView/Inv	3,265.50		39,919.34
10/31/2024	106R	Clarified Concealing Convicco mo.	FY24 Excess Fees	0,200.00	1,162.18	41,081.52
10/31/2024	10011			28,139.66	6,016.03	41.081.52
11/1/2024	110124ACH	Engage PEO	Christie Ray Mileage	97.19	-,	40,984.33
11/4/2024	110424ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd 09/10/24- 10/08/24	33.42		40,950.91
11/4/2024	110424ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd 09/10/24- 10/08/24	28.03		40,922.88
11/6/2024	110624ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 10/24 thru 11/23. Check Stub Notes: 9/7 Sent funding Request GF 202	208.90		40,713.98
11/6/2024	108		to record assessments received		1,599.61	42,313.59
11/15/2024	109		to record assessments received		4,931.53	47,245.12
11/21/2024		Dune FB Debt LLC			13,329.14	60,574.26
11/21/2024		Dune FB Debt LLC			1,250.00	61,824.26
11/22/2024	110		to record assessments received		2,241.60	64,065.86
11/25/2024	112524ACH	IPFS Corporation	Reference: Payment October 24. Conf# 21293037	1,258.45		62,807.41
11/26/2024	112624ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd October 09, 2024 - November 07, 2024	38.80		62,768.61
11/26/2024	112624ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd October 09, 2024 - November 07, 2024	28.74		62,739.87
11/27/2024		Dune FB Debt LLC			114.74	62,854.61
11/27/2024	112724ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 11/24 thru 12/23. Check Stub Notes: 9/7 Sent funding Request GF 202	194.96		62,659.65
11/30/2024		•	Interest		28.58	62,688.23
11/30/2024				1,888.49	23,495.20	62,688.23
12/2/2024	100231	Dibartolomeo, McBee, Hartley & Barnes F	P/ services rendered regarding audited financial statement Sept 30,23	3,700.00		58,988.23
12/2/2024	100232	DEPT OF ECONOMIC OPPORTUNITY	VOID: Reference: Annual Fee. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer			58,988.23
12/3/2024	111		to record assessments received		2,241.61	61,229.84
12/5/2024		Dune FB Debt LLC			1,250.00	62,479.84
12/6/2024	112		to record assessments received		90,112.44	152,592.28
12/10/2024	121024ACH	DEPT OF ECONOMIC OPPORTUNITY	VOID: (PAID BY BREEZE ON BEHALF OF DISTRICT) Reference: Annual Fee. https://clientname(FILLIN).pa	1		152,592.28
12/13/2024	24	Doug Draper	BOS MTG	184.70		152,407.58
12/13/2024	121324ACH	Engage PEO	BOS MTG	941.80		151,465.78
12/17/2024	121724ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd November 08, 2024 - December 09, 2024	46.02		151,419.76
12/17/2024	121724ACH2	Tampa Electric	Reference: 16896 Lagoon Shore Blvd November 8, 2024 - December 09, 2024	30.96		151,388.80
12/17/2024	121724ACH	IPFS Corporation	Reference: Payment # 3	1,258.45		150,130.35
12/17/2024	113		to record assessments received	,	42,304.91	192,435.26
12/18/2024	100233	Florida Commercial Care, Inc.	Tree Division	432.00		192,003.26
12/18/2024	100234	Kai	Invoice: 19584 (Reference: Monthly Management services.) Invoice: 19695 (Reference: Monthly Man	5,000.01		187,003.25
12/18/2024	100235	Trimmers Holiday Decor, Inc	Invoice: 1434 (Reference: Full payment for 2024 Holiday Decor.)	4,490.00		182,513.25
		· ·		,		,

12/18/2024	100236	Kai Connected, LLC	Invoice: 4042 (Reference: Hilton - 9/9 meeting.) Invoice: 4076 (Reference: Professional Managem	16,497.21		166,016.04
12/18/2024	100237	Gig Fiber, LLC - Streetleaf	Invoice: 3394 (Reference: Solar Equipment Lease Income.) Invoice: 3523 (Reference: Solar Equipm	31,550.00		134,466.04
12/27/2024		Dune FL Land I Sub LLC		01,000.00	1,250.00	135,716.04
	100238			5 000 00	1,230.00	
12/30/2024		Kai Connected, LLC	Invoice: BRZ-DSM-2025 (Reference: CONTINUING DISCLOSURE / DISSEMINATION SERVICES - FY 2025.	5,000.00		130,716.04
12/30/2024	100239	Straley Robin Vericker		3,051.90		127,664.14
12/30/2024	100240	SchoolNow	SchoolNow CDD ADA-PDF Subscription	1,515.00		126,149.14
12/30/2024	100241	Disclosure Technology Services	VOID: DTS MUNI – CDA SaaS, 1 Year Subscription			126,149.14
12/30/2024	100242	Arbitrage Rebate Counselors, LLC	Annual Arbitrage Report Sept 3,22- Sept 3, 24 https://clientname(FILLIN).payableslockbox.com/DocV	475.00		125,674.14
12/30/2024	100243	Business Observer	Reference: Notice of Meetings for Fiscal Year 2024/2025. https://clientname(FILLIN).payableslockb	148.76		125,525.38
12/31/2024			Interest		36.60	125,561.98
12/31/2024	25	Doug Draper	BOS MTG	214.18	00.00	125,347.80
		0 1				
12/31/2024	123124ach	Engage PEO	BOS MTG	966.60		124,381.20
12/31/2024				75,502.59	137,195.56	124,381.20
1/3/2025	100244	Kai	Invoice: 19925 (Reference: Monthly Management services.)	1,666.67		122,714.53
1/3/2025	100245	Kai Connected, LLC	Invoice: 4326 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		117,714.53
1/3/2025	100246	DC Integrations LLC	Invoice: 24979 (Reference: Camera Management Bishop Gate Quarterly.) Invoice: 24997 (Reference:	345.00		117,369.53
1/3/2025	100247	Florida Commercial Care, Inc.	Invoice: 2482530 (Reference: Root removal.)	1,260.29		116,109.24
1/3/2025	100248	Kai Connected, LLC	Invoice: 4301 (Reference: Fedex 12/17.)	12.41		116,096.83
1/7/2025	89		to record assessments received		50,829.44	166,926.27
	100249	Florido Commercial Caro Inc		487.50	50,029.44	
1/9/2025		Florida Commercial Care, Inc.	Reference: Irrigation 7/30. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer.			166,438.77
1/9/2025	100250	Florida Commercial Care, Inc.	Invoice: 2497098 (Reference: Monthly lawn maintenance contract. ) Invoice: 24847065 (Reference:	13,495.76		152,943.01
1/14/2025	011425ACH1	Spectrum Business	Reference: 16675 LAGOON SHORE 12/24/24 to 01/23/25	194.96		152,748.05
1/14/2025	011425ACH	IPFS Corporation	Reference: Payment # 4	1,258.45		151,489.60
1/15/2025	100251	Straley Robin Vericker	Invoice: 25760 (Reference: Professional Services Rendered Through December 31, 2024.)	970.00		150,519.60
1/15/2025	300049	Site Masters of Florida, LLC	VOID: Invoice: 123124-2 (Reference: Repaired skimmers 2 outfall structures, cleaned debris 2 curb			150,519.60
1/17/2025	100252	Florida Commercial Care, Inc.	Invoice: 2497099 (Reference: Monthly L.) Invoice: 2478393 (Reference: Irrigation.) Invoice:	29,735.95		120,783.65
1/17/2025	100253	Philips Electric	Invoice: 122624-A ()	1,649.60		119,134.05
1/17/2025	100254	DC Integrations LLC	Invoice: 25247 (Reference: Door King Cellular Srv, billed gtrly.)	180.00		118,954.05
1/17/2025	100255	Solitude Lake Management	Invoice: PSI114965 (Reference: October 2024 Annual Maintenance Contract. ) Invoice: PSI122508 (R	1,473.68		117,480.37
1/23/2025	100256	DC Integrations LLC	Invoice: 25260 (Reference: Gate Management-Bishop gate.)	330.00		117,150.37
1/23/2025	100257	Gig Fiber, LLC - Streetleaf	Invoice: 3801 (Reference: January 2025 Solar Lease. )	11,050.00		106,100.37
1/23/2025	100258	DC Integrations LLC	Invoice: 25010 (Reference: Gate management - Bishop Gate.) Invoice: 25229 (Reference: Camera ma	495.00		105,605.37
1/23/2025	100259	Solitude Lake Management	Invoice: PSI109704 (Reference: Fountain/Aerator Service & Repairs.)	3,331.38		102,273.99
1/23/2025	100260	Philips Electric	Invoice: 122624- (Reference: Install solar powered lights about main entrance sign.)	1,284.00		100,989.99
1/23/2025	88		to move to correct QB Account	1,657.51		99,332.48
	88		to move to correct QB Account	1,007.01	1,657.51	100,989.99
1/23/2025		FL : 1 0		100.010.05	1,057.51	
1/24/2025	100261	Florida Commercial Care, Inc.	Invoice: 2497100 (Reference: Monthly lawn maintenance contract.) Invoice: 241187 (Reference: Mo	136,946.65		-35,956.66
1/28/2025	012825ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Dec 10, 2024 - Jan 09, 2025	43.12		-35,999.78
1/28/2025	012825ACH2	Spectrum Business	Reference: 16675 LAGOON SHORE 01/24/25 to 02/23/25	194.96		-36,194.74
1/28/2025	012825ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Dec 10, 2024 - Jan 09, 2025	23.94		-36,218.68
1/28/2025	100262	Site Masters of Florida, LLC	Invoice: 123124-2 (Reference: Repaired skimmers 2 outfall structures, cleaned debris 2 curb inlets	3,600.00		-39,818.68
1/28/2025	100263	Florida Commercial Care, Inc.	Invoice: 2418174 (Reference: Maintenance work order.)	1,933.56		-41,752.24
1/29/2025	012925WIRE	JHN Remodeling LLC		45,000.00		-86,752.24
	WT01292025	•	VOID Invision 110704 (Deference: Disk up share old famos, renair and realises, Niltary, )	+0,000.00		
1/29/2025		JHN Remodeling LLC	VOID: Invoice: 110724- (Reference: Pick up clean old fence, repair and replace - Milton?.)			-86,752.24
1/29/2025	WT01292025	JHN Remodeling LLC	VOID: Invoice: 110724-2 (Reference: Pick up clean old fence, repair and replace - Milton?.)			-86,752.24
1/31/2025			VOID: Interest		0.00	-86,752.24
1/31/2025	91		to record assessments received		243.30	-86,508.94
1/31/2025				263,620.39	52,730.25	(86,508.94)
2/4/2025	100264	Philips Electric	Fountain Repair. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer.aspx?i=2551	575.33		-87,084.27
2/7/2025	94		to record assessments received		6,379.22	-80,705.05
2/19/2025			Deposit		176,196.56	95,491.51
2/19/2025	021925ACH1	Tampa Electric	Reference: 16896 Lagoon Shore Blvd January 10, 2025 - February 07, 2025	22.40		95,469.11
		•				,
2/19/2025	021925ACH2	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Jan 10, 2025 - Feb 07, 2025	32.61		95,436.50
2/19/2025	021925ACH	IPFS Corporation	Reference: Payment # 5	1,258.45		94,178.05
2/19/2025	100265	Kai Connected, LLC	Invoice: 4374 (Reference: Hilton - Meeting January.) Invoice: 4408 (Reference: Professional & W	5,183.00		88,995.05
2/19/2025	100266	Gate Pros, Inc	Invoice: 12674 (Reference: SERVICE CALL ON 12/16/2024.)	595.00		88,400.05
2/19/2025	100267	Kai	Invoice: 20073 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		86,733.38
2/19/2025	100268	Florida Commercial Care, Inc.	Invoice: 251781 (Reference: January 2025 Landscape Maintenance. ) Invoice: 251782 (Reference: Ja	24,806.00		61,927.38
2/19/2025	100269	Florida Commercial Care, Inc.	Invoice: 2439360A (Reference: Maintenance work order.)	49,385.72		12,541.66
2/19/2025	95	. Ishaa oonintorolar Oaro, ino.	Check # 2351267 from Lennar deposited to GF	-0,000.12	210,785.12	223,326.78
2/20/2025	100270	Kai Connected. LLC	Invoice: 4436 (Reference: Special District annual fee.)	175.00	210,703.12	223,320.78
212012023	100270	Nai Collinecteu, LLC		175.00		223,131.10

2/20/2025	100271	Straley Robin Vericker	Invoice: 25922 (Reference: For Professional Services Rendered Through January 31, 2025.)	1,015.00		222,136.78
2/28/2025			Interest		37.14	222,173.92
2/28/2025	022825ACH2	Engage PEO	2-10-25 BOS MTG	726.50		221,447.42
2/28/2025	26	Doug Draper	02-10-25 BOS MTG	184.70		221,262.72
2/28/2025	27	Doug Draper	1-13-25 BOS MTG	184.70		221,078.02
2/28/2025	022825ACH	Engage PEO	1-13-25 BOS MTG	941.80		220,136.22
2/28/2025				86,752.88	393,398.04	220.136.22
3/1/2025	WIRE	Southshore Bay CDD c/o US Bank	Check # 2351267 from Lennar deposited to GF	210,785.12	,	9,351.10
3/3/2025	100272	Kai Connected, LLC	Invoice: 4456 (Reference: Hilton - Meeting 2.10.)	183.01		9,168.09
3/3/2025	100272	Kai	Invoice: 20203 (Reference: Service Area CDD - Monthly.)	1,666.67		7,501.42
3/4/2025	030425ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 02/24/25 to 03/23/25	205.00		7,296.42
	100274	•				
3/6/2025		Stantec Consulting Services Inc.	Invoice: 2353999 (Reference: Professional Services for Period Ending February 1, 2025. )	1,315.00	004.00	5,981.42
3/10/2025	96		to record assessments received	0 500 00	924.66	6,906.08
3/12/2025	100275	Disclosure Technology Services	Capital Improvement Rev Bonds 2024 (Assessment Area Two)-1 year subscription	2,500.00		4,406.08
3/14/2025			Deposit		21,781.48	26,187.56
3/14/2025			Deposit		153,461.52	179,649.08
3/14/2025	031425ACH	IPFS Corporation	Reference: Payment # 6	1,258.45		178,390.63
3/19/2025	100276	Fields Consulting Group LLC	Invoice: 3459 (Reference: Signage Install.)	2,350.00		176,040.63
3/19/2025	100277	Kai Connected, LLC	Invoice: 4495 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		171,040.63
3/19/2025	100278	Straley Robin Vericker	Invoice: 26148 (Reference: For Professional Services Rendered Through February 28, 2025.)	360.00		170,680.63
3/19/2025	100279	Gig Fiber, LLC - Streetleaf	Invoice: 3959 (Reference: Solar Lease Agreement Feb 2025.) Invoice: 4102 (Reference: March 2025	22,250.00		148,430.63
3/21/2025	28	Doug Draper	3-10-25 BOS MTG	184.70		148,245.93
3/21/2025	032125acn	Engage PEO	3-10-25 BOS MTG	941.80		147,304.13
3/26/2025	100280	Florida Commercial Care, Inc.	Invoice: 2526266 (Reference: February 2025-Monthly Lawn Maintenance Contract.)	3,498.00		143,806.13
3/31/2025	100200		Interest	0,400.00	27.16	143.833.29
3/31/2025			Interest		39.01	143,872.30
3/31/2025	033125ACH1	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Feb 08, 2025 - Mar 10, 2025	28.91	39.01	143,872.30
3/31/2025	033125ACH1			48.18		
		Tampa Electric	Reference: 17364 Lagoon Shore Blvd Feb 08, 2025 - Mar 10, 2025			143,795.21
3/31/2025	033125ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 03/24/25 to 04/23/25	205.00		143,590.21
3/31/2025	100281			<b>252,779.84</b> 584.50	176,233.83	143,590.21
4/1/2025	100281	Stantec Consulting Services Inc.	Invoice: 2366420 (Reference: 2025 FY General Consulting.)			
		0	<b>o</b> ,			143,005.71
4/3/2025	100282	Kai	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt. )	1,666.67		141,339.04
4/3/2025 4/4/2025	100282 29	Kai Doug Draper	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.) 3-10-25 BOS MTG	1,666.67 184.70		141,339.04 141,154.34
4/3/2025	100282 29 040425ach	Kai	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt. )	1,666.67		141,339.04
4/3/2025 4/4/2025	100282 29	Kai Doug Draper	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.) 3-10-25 BOS MTG	1,666.67 184.70		141,339.04 141,154.34
4/3/2025 4/4/2025 4/4/2025	100282 29 040425ach	Kai Doug Draper Engage PEO	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt. ) 3-10-25 BOS MTG BOS MTG 3-10-25	1,666.67 184.70 941.80		141,339.04 141,154.34 140,212.54
4/3/2025 4/4/2025 4/4/2025 4/7/2025	100282 29 040425ach 100283	Kai Doug Draper Engage PEO Florida Commercial Care, Inc.	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb	1,666.67 184.70 941.80 15,240.00		141,339.04 141,154.34 140,212.54 124,972.54
4/3/2025 4/4/2025 4/4/2025 4/7/2025 4/7/2025	100282 29 040425ach 100283 100284	Kai Doug Draper Engage PEO Florida Commercial Care, Inc. Solitude Lake Management	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb Invoice: PSI141637 (Reference: February 2025 Annual Maintenance.) Invoice: PSI147772 (Reference	1,666.67 184.70 941.80 15,240.00 1,473.68		141,339.04 141,154.34 140,212.54 124,972.54 123,498.86
4/3/2025 4/4/2025 4/4/2025 4/7/2025 4/7/2025 4/7/2025	100282 29 040425ach 100283 100284 100285	Kai Doug Draper Engage PEO Florida Commercial Care, Inc. Solitude Lake Management DC Integrations LLC	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb Invoice: PSI141637 (Reference: February 2025 Annual Maintenance.) Invoice: PSI147772 (Reference Invoice: 25530 (Reference: Camera management Bishop Gate.) Invoice: 25547 (Reference: Cellular	1,666.67 184.70 941.80 15,240.00 1,473.68 345.00	3,398.54	141,339.04 141,154.34 140,212.54 124,972.54 123,498.86 123,153.86
4/3/2025 4/4/2025 4/1/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025	100282 29 040425ach 100283 100284 100285 100286 98	Kai Doug Draper Engage PEO Florida Commercial Care, Inc. Solitude Lake Management DC Integrations LLC Florida Commercial Care, Inc.	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb Invoice: PSI141637 (Reference: February 2025 Annual Maintenance.) Invoice: PSI147772 (Reference Invoice: 25530 (Reference: Camera management Bishop Gate.) Invoice: 25547 (Reference: Cellular Invoice: 2516697 (Reference: Irrigation Repairs identified during routine inspections.) Invoice to record assessments received	1,666.67 184.70 941.80 15,240.00 1,473.68 345.00 19,398.95	3,398.54	141,339.04 141,154.34 140,212.54 124,972.54 123,498.86 123,153.86 103,754.91 107,153.45
4/3/2025 4/4/2025 4/4/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/8/2025	100282 29 040425ach 100283 100284 100285 100286 98 100287	Kai Doug Draper Engage PEO Florida Commercial Care, Inc. Solitude Lake Management DC Integrations LLC Florida Commercial Care, Inc. Florida Commercial Care, Inc.	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb Invoice: PSI141637 (Reference: February 2025 Annual Maintenance.) Invoice: PSI147772 (Reference Invoice: 255130 (Reference: Camera management Bishop Gate.) Invoice: 25547 (Reference: Cellular Invoice: 2516697 (Reference: Irrigation Repairs identified during routine inspections.) Invoice to record assessments received Invoice: 2589836 (Reference: Landscape Enhancements.)	1,666.67 184.70 941.80 15,240.00 1,473.68 345.00 19,398.95 628.32	3,398.54	141,339.04 141,154.34 140,212.54 124,972.54 123,498.86 123,153.86 103,754.91 107,153.45 106,525.13
4/3/2025 4/4/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/8/2025 4/8/2025	100282 29 040425ach 100283 100284 100285 100286 98 100287 100288	Kai Doug Draper Engage PEO Florida Commercial Care, Inc. Solitude Lake Management DC Integrations LLC Florida Commercial Care, Inc. Florida Commercial Care, Inc. DC Integrations LLC	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb Invoice: P51141637 (Reference: February 2025 Annual Maintenance.) Invoice: P51147772 (Reference Invoice: 25530 (Reference: Camera management Bishop Gate.) Invoice: 25547 (Reference: Cellular Invoice: 2516697 (Reference: Irrigation Repairs identified during routine inspections.) Invoice to record assessments received Invoice: 255808 (Reference: Landscape Enhancements.) Invoice: 25561 (Reference: Gate Management-Bishop gate.)	1,666.67 184.70 941.80 15,240.00 1,473.68 345.00 19,398.95 628.32 330.00	3,398.54	141,339.04 141,154.34 140,212.54 124,972.54 123,498.86 123,153.86 103,754.91 107,153.45 106,525.13 106,195.13
4/3/2025 4/4/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/8/2025 4/8/2025 4/9/2025 4/11/2025	100282 29 040425ach 100283 100284 100285 100286 98 100287 100288 100289	Kai Doug Draper Engage PEO Florida Commercial Care, Inc. Solitude Lake Management DC Integrations LLC Florida Commercial Care, Inc. Florida Commercial Care, Inc. DC Integrations LLC Florida Commercial Care, Inc.	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb Invoice: PSI141637 (Reference: February 2025 Annual Maintenance.) Invoice: PSI147772 (Reference Invoice: 25530 (Reference: Camera management Bishop Gate.) Invoice: 25547 (Reference: Cellular Invoice: 2516697 (Reference: Irrigation Repairs identified during routine inspections.) Invoice to record assessments received Invoice: 2558036 (Reference: Landscape Enhancements.) Invoice: 25561 (Reference: Gate Management-Bishop gate.) this check was returned from SR: Invoice: 25318260 (Reference: Landscape Enhancements.)	1,666.67 184.70 941.80 15,240.00 1,473.68 345.00 19,398.95 628.32 330.00 5,584.88	3,398.54	141,339.04 141,154.34 140,212.54 123,498.86 123,153.86 103,754.91 107,153.45 106,525.13 106,195.13 100,610.25
4/3/2025 4/4/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/8/2025 4/8/2025 4/9/2025 4/11/2025 4/14/2025	100282 29 040425ach 100283 100284 100285 100286 98 100287 100288 100288 100289 041425ACH	Kai Doug Draper Engage PEO Florida Commercial Care, Inc. Solitude Lake Management DC Integrations LLC Florida Commercial Care, Inc. Plorida Commercial Care, Inc. DC Integrations LLC Florida Commercial Care, Inc. IPFS Corporation	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt. ) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance. ) Invoice: 2526268 (Reference: Feb Invoice: PSI141637 (Reference: February 2025 Annual Maintenance. ) Invoice: PSI147772 (Reference Invoice: 25530 (Reference: Camera management Bishop Gate. ) Invoice: 25547 (Reference: Cellular Invoice: 2516697 (Reference: Irrigation Repairs identified during routine inspections. ) Invoice to record assessments received Invoice: 255836 (Reference: Landscape Enhancements. ) Invoice: 25561 (Reference: Gate Management-Bishop gate. ) this check was returned from SR: Invoice: 25318260 (Reference: Landscape Enhancements. ) Reference: Payment # 7	$\begin{array}{c} 1,666.67\\ 184.70\\ 941.80\\ 15,240.00\\ 1,473.68\\ 345.00\\ 19,398.95\\ 628.32\\ 330.00\\ 5,584.88\\ 1,258.45\\ \end{array}$	3,398.54	$141,339.04\\141,154.34\\140,212.54\\123,498.86\\123,153.86\\103,754.91\\107,153.45\\106,525.13\\106,195.13\\100,610.25\\99,351.80$
4/3/2025 4/4/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/8/2025 4/9/2025 4/11/2025 4/11/2025 4/14/2025	100282 29 040425ach 100283 100284 100285 100286 98 100287 100287 100288 100289 041425ACH 100290	Kai Doug Draper Engage PEO Florida Commercial Care, Inc. Solitude Lake Management DC Integrations LLC Florida Commercial Care, Inc. Florida Commercial Care, Inc. DC Integrations LLC Florida Commercial Care, Inc. IPFS Corporation Gig Fiber, LLC - Streetleaf	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt. ) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance. ) Invoice: 2526268 (Reference: Feb Invoice: 2526267 (Reference: February 2025 Annual Maintenance. ) Invoice: PSI147772 (Reference Invoice: 25530 (Reference: Camera management Bishop Gate. ) Invoice: 25547 (Reference: Cellular Invoice: 2516697 (Reference: Irrigation Repairs identified during routine inspections. ) Invoice to record assessments received Invoice: 2558836 (Reference: Landscape Enhancements. ) Invoice: 255861 (Reference: Gate Management-Bishop gate. ) this check was returned from SR: Invoice: 25318260 (Reference: Landscape Enhancements. ) Reference: Payment # 7 this check was returned from SR Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430.	1,666.67 184.70 941.80 15,240.00 1,473.68 345.00 19,398.95 628.32 330.00 5,584.88 1,258.45 22,050.00	3,398.54	$141,339.04\\141,154.34\\140,212.54\\123,498.86\\123,153.86\\103,754.91\\107,153.45\\106,525.13\\106,195.13\\100,610.25\\99,351.80\\77,301.80$
4/3/2025 4/4/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/8/2025 4/9/2025 4/11/2025 4/11/2025 4/14/2025 4/23/2025	100282 29 040425ach 100283 100284 100285 100285 100287 100288 100288 100289 041425ACH 100290 100291	Kai Doug Draper Engage PEO Florida Commercial Care, Inc. Solitude Lake Management DC Integrations LLC Florida Commercial Care, Inc. Florida Commercial Care, Inc. DC Integrations LLC Florida Commercial Care, Inc. IPFS Corporation Gig Fiber, LLC - Streetleaf Gig Fiber, LLC - Streetleaf	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt. ) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance. ) Invoice: 2526268 (Reference: Feb Invoice: 2526267 (Reference: February 2025 Annual Maintenance. ) Invoice: PSI147772 (Reference Invoice: 2516697 (Reference: Camera management Bishop Gate. ) Invoice: 25547 (Reference: Cellular Invoice: 2516697 (Reference: Irrigation Repairs identified during routine inspections. ) Invoice to record assessments received Invoice: 2589836 (Reference: Landscape Enhancements. ) Invoice: 25561 (Reference: Gate Management-Bishop gate. ) this check was returned from SR: Invoice: 2538260 (Reference: Landscape Enhancements. ) Reference: Payment # 7 this check was returned from SR Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430. Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430. ) Invoice: 4253 (Reference: Apr	$\begin{array}{c} 1,666.67\\ 184.70\\ 941.80\\ 15,240.00\\ 1,473.68\\ 345.00\\ 19,398.95\\ 628.32\\ 330.00\\ 5,584.88\\ 1,258.45\\ 22,050.00\\ 22,050.00\\ 22,050.00\\ \end{array}$	3,398.54	$141,339.04\\141,154.34\\140,212.54\\123,498.86\\123,153.86\\103,754.91\\107,153.45\\106,525.13\\106,195.13\\100,610.25\\99,351.80\\77,301.80\\55,251.80$
4/3/2025 4/4/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/7/2025 4/8/2025 4/8/2025 4/11/2025 4/14/2025 4/14/2025 4/23/2025	100282 29 040425ach 100283 100284 100285 100286 98 100287 100288 100289 041425ACH 100290 100291 100292	Kai Doug Draper Engage PEO Florida Commercial Care, Inc. Solitude Lake Management DC Integrations LLC Florida Commercial Care, Inc. Florida Commercial Care, Inc. DC Integrations LLC Florida Commercial Care, Inc. IPFS Corporation Gig Fiber, LLC - Streetleaf Gig Fiber, LLC - Streetleaf Florida Commercial Care, Inc.	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.) 3-10-25 BOS MTG BOS MTG 3-10-25 Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb Invoice: PSI141637 (Reference: February 2025 Annual Maintenance.) Invoice: PSI147772 (Reference Invoice: 25530 (Reference: Camera management Bishop Gate.) Invoice: 25547 (Reference: Cellular Invoice: 255697 (Reference: Irrigation Repairs identified during routine inspections.) Invoice to record assessments received Invoice: 25561 (Reference: Landscape Enhancements.) Invoice: 25561 (Reference: Gate Management-Bishop gate.) this check was returned from SR: Invoice: 25318260 (Reference: Landscape Enhancements.) Reference: Payment # 7 this check was returned from SR Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430. Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430.) Invoice: 4253 (Reference: Apr Invoice: 25318260 (Reference: Landscape Enhancements.)	$\begin{array}{c} 1,666.67\\ 184.70\\ 941.80\\ 15,240.00\\ 1,473.68\\ 345.00\\ 19,398.95\\ \hline\\ 628.32\\ 330.00\\ 5,584.88\\ 1,258.45\\ 22,050.00\\ 22,050.00\\ 22,050.00\\ 5,584.88\\ \end{array}$	3,398.54	$141,339.04\\141,154.34\\140,212.54\\124,972.54\\123,498.86\\103,754.91\\107,153.45\\106,525.13\\100,515.13\\100,610.25\\99,351.80\\77,301.80\\55,251.80\\49,666.92$
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5/31/2025				25,575.83	29.98	30,690.99
5/31/2025			Interest		29.98	30,690.99
5/23/2025	052325ACH	IPFS Corporation	Reference: Payment # 8	1,258.45		30,661.01
5/23/2025	052325ach	Engage PEO	mileage	207.95		31,919.46
5/23/2025	32	Doug Draper	mileage	15.40		32,127.41
5/23/2025	31	Doug Draper	5-12-25 BOS MTG	184.70		32,142.81
5/23/2025	30	Doug Draper	4-14-25 BOS MTG	184.70		32,327.51
5/23/2025	052325ach2	Engage PEO	BOS MTG 4-14-25	941.80		32,512.21
5/23/2025	052325ach1	Engage PEO	BOS MTG 5-12-25	941.80		33,454.01
5/19/2025	100301	Florida Commercial Care, Inc.	Invoice: 2575474 (Reference: Landscape Enhancements.)	8,390.20		34,395.81
5/12/2025	100300	Kai Connected, LLC	Invoice: 4556 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		42,786.01

1	MINUTES OF MEETING				
2	SOUTHSHORE BAY				
3	COMMUNITY DEVELOPMENT DISTRICT				
4 5 6	The Regular Meeting of the Board of Supervisors of the Southshore Bay Community Development District was held on Monday, June 9, 2025 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.				
7	FIRST ORDER OF BUSINESS – Roll Call				
8	Ms. Dilley called the meeting to order and conducted roll call at 6:01 p.m.				
9	Present and constituting a quorum were:				
10 11 12 13 14	Michael LawsonBoard Supervisor, ChairmanDoug DraperBoard Supervisor, Vice ChairmanLori Price (via Zoom)Board Supervisor, Assistant SecretaryChristie RayBoard Supervisor, Assistant SecretaryBrittany CrutchfieldBoard Supervisor, Assistant Secretary				
15	Also present were:				
16 17 18 19 20 21	Audette BruceDistrict Manager, KaiHeather DilleyDistrict Manager, KaiBrian QuillenOperations Director, KaiSteven McDowellFlorida Commercial CareIsrael VegaFlorida Commercial CareBrandy MarshallJCS Securities				
22 23	The following is a summary of the discussions and actions taken at the June 9, 2025 Southshore Bay CDD Board of Supervisors Regular Meeting.				
24 25	<b>SECOND ORDER OF BUSINESS</b> – Audience Comments – (limited to 3 minutes per individual for agenda items)				
26	There were eight audience members present, five were in Zoom.				
27 28	A resident asked about the location of the mailboxes where the repair of valves had taken place. Ms. Dilley noted that landscapers are present to answer questions in the meeting.				
29 30	A resident asked about accessing full agenda and minutes. Ms. Dilley explained that full meeting books are available upon request by contacting Kai.				
31	Residents had questions about landscaping and holiday budgeting.				
32	THIRD ORDER OF BUSINESS – Business Items				
33 34	<ul> <li>A. Exhibit 1: Consideration for Adoption - Resolution 2025-08, Approving Proposed FY 2025-2026 Budget and Setting Public Hearing</li> </ul>				
35	Exhibit A – Proposed Budget for Fiscal Year 2025/2026				
36 37 38	Mr. Lawson discussed each line of the proposed FY 2025–2026 budget and explained that this is the high watermark budget with adjustments made before finalization at August meeting. Prior to finalizing the budget, there will be another discussion with resident to gather input.				
39 40	The Public Hearing on the FY 2025-2026 budget will be on August 11, 2025, at 6:00 pm., at Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.				

41 42 43	On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board <b>adopted</b> <b>Resolution 2025-08 Approving Proposed FY 2025-2026 Budget and Setting Public Hearing on August</b> <b>11, 2025,</b> for the Southshore Bay Community Development District.			
44	FOURTH ORDER OF BUSINESS – Consent Agenda			
45 46	<ul> <li>A. Exhibit 2: Consideration for Approval - The Meeting Minutes of the Board of Supervisors Regular Meeting Held May 12, 2025</li> </ul>			
47	B. Ratification of Proposals			
48	Exhibit 3: Florida Commercial Care – Valve Repair near Southshore Bay Lagoon - \$763.06			
49	Exhibit 4: Florida Commercial Care – Valve Replacement by Mailbox area - \$869.15			
50 51	On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board <b>approved Consent Agenda Items A &amp; B,</b> for the Southshore Bay Community Development District.			
52	FIFTH ORDER OF BUSINESS – Staff Reports			
53	A. District Counsel			
54	There being no representative present, the next item followed.			
55	B. Kai Field Staff			
56	<ul> <li>Florida Commercial Care</li> </ul>			
57	• Exhibit 5: Landscaping Report			
58	• Exhibit 6: Irrigation Report			
59 60 61	FCC confirmed that they have separated Hidden Creek and Southshore reports, as requested by Board at the May meeting. Irrigation system has been working fine with the coverage needed for the common areas.			
62	C. District Manager			
63	Audette Bruce will be taking over as District Manager for Southshore Bay starting July.			
64	SIXTH ORDER OF BUSINESS – Supervisors Requests			
65	There being none, the next item followed.			
66 67	<b>SEVENTH ORDER OF BUSINESS – Audience Comments - New Business –</b> (limited to 3 minutes per individual for non-agenda items)			
68 69 70 71 72 73	A resident expressed concern about the poor landscaping at the Medley entrance. She asked whether the area falls under CDD responsibility. Mr. Lawson explained that if the landscaping is before the gate, it is likely the CDD's responsibility, but clarification is needed based on property boundaries. FCC confirmed they do not maintain that entrance; another company associated with the Medley property has been handling it since the beginning. Mr. Lawson stated they will review the record plats to confirm responsibility and ensure the proper party addresses the issue.			
74 75 76	A resident raised concerns about the Southshore Bay HOA's ongoing noncompliance and asked if the CDD could take over due to inaction. Ms. Dilley responded she was unaware of any statute allowing the CDD to assume HOA duties and suggested speaking with the community director.			
77 78	A resident reported an unrepaired CDD fence in Medley and raised concerns about overgrowth from undeveloped land in Southshore Bay encroaching on private fences. Ms. Dilley said Matthew			

	Southshore Bay CDD	June 9, 2025		
	Regular Meeting	Page 3 of 3		
79 80	would inspect the area to confirm if it's CDD-maintain responsibility with the Southwest Florida Water Manager	• •		
81 82	A resident noted that, according to the 2025 Florida several individuals present are listed as Southshore F	1 I '		
83	accuracy of the filing. Mr. Lawson confirmed the na	L		

stated they are working to finalize the 2025 budget and schedule the necessary meeting
 for its adoption.

#### 86 **EIGHTH ORDER OF BUSINESS – Adjournment**

87 Ms. Dilley asked for final questions, comments, or corrections before requesting a motion to 88 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

89 On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board
 90 adjourned the meeting at 6:43 p.m., for the Southshore Bay Community Development District.

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

#### 94 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed

- 95 meeting held on \_\_\_\_\_
- 96

Signature

Signature

97

98

Title:

Printed Name

**Printed Name** 

□ Secretary □ Assistant Secretary Title: □ Ch

Title: 
□ Chairman 
□ Vice Chairman



March 19, 2025

Breeze Homes Southshore Bay CDD Attn: Michael Sakellarides 5002 Jackel Chase Dr Wimauma, FL 33598

#### **Re: Southshore Bay CDD**

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Southshore Medley area tree trimming.

#### **DESCRIPTION OF WORK:**

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Trimming of (3) trees approximately 3ft. way from the fence behind 16929 Scuba Crest St.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- · Clean all debris from work completed and haul all debris to a local landfill.

#### Total Price- \$1,950.00

Proposal Accepted 6.9.25

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.



### **IRRIGATION REPORT**

Complete

Score	4 / 4 (100%)	Flagged items	0	Actions	0		
PROPERTY NAME: Southshore Bay							
INSPECTION DATE: June 20, 2025							
4 technicians							
RUN DAYS: Multiple Days, Multiple pr							
START TIME:				Multiple start times, multiple programs.			
Controller type 1					ACC2		
Controller type 2							
Controller type 3							
Controller type 4							
Controller type 5							

Audit	4 / 4 (100%)		
Inspection complete	Yes		
Wire path issue.			
PROPOSAL REQUIRED	N/A		
DECODERS PROPOSAL REQUIRED	Yes		
Proposal sent for a wire path issue. Full system is non-functional.			
VALVE REPLACE PROPOSAL REQUIRED	N/A		
ZONE LINE BREAK PROPOSAL REQUIRED	N/A		
Basic rotors, drip line, sprays nozzles proposal required	N/A		
Basic rotor, drip line, sprays, nozzles, and bubblers repaired.	Yes		
Technician reporting a wire path issues and system is pop-functional. Proposal sent			

Technician reporting a wire path issues and system is non-functional. Proposal sent.

### Were general photos taken of property.

### Add photos



Photo 1



Photo 7









Photo 9



Photo 10



Photo 11



Photo 6



Photo 12

Photo 13



Photo 8

Photo 14

### Attached copy of inspection report



Photo 15



#### **Media summary**

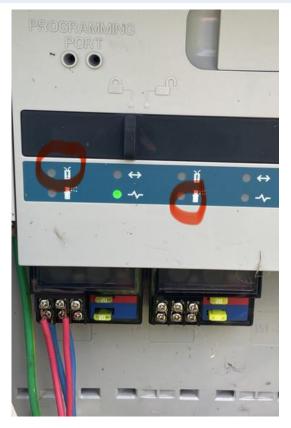


Photo 1



Photo 3

Photo 2



Photo 4















Photo 8



#### Photo 9



Photo 11



Photo 10



Photo 12



Photo 13

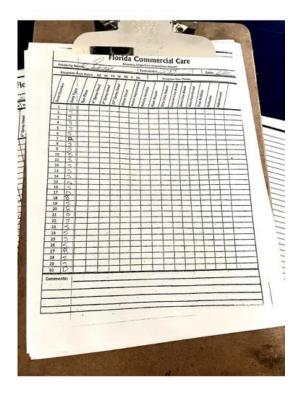






Photo 14