

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 and Public Hearing Agenda

Monday, August 11, 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, August 11, 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
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items

A. FY 2025-2026 Budget Public Hearing

- Open Public Hearing
 - Affidavit of Publication – July 18 & 25, 2025
- Presentation of the FY 2025-2026 Budget
- Public Comments
- Close Public Hearing

[Exhibit 1](#)

[Exhibit 2](#)

B. Consideration for Adoption – **Resolution 2025-10, Adopting FY 2025-2026 Budget**

[Exhibit 3](#)

- Exhibit A – FY 2025-2026 Budget

C. FY 2025-2026 Levying O&M Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

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

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

- D. Consideration for Adoption – **Resolution 2025-11, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget** **Exhibit 4**

➤ Exhibit A – FY 2025-2026 Budget

- E. Consideration for Adoption – **Resolution 2025-12, Adopting the FY 2025-2026 Meeting Schedule** **Exhibit 5**

4. Consent Agenda

- A. Consideration for Acceptance – The Unaudited June 2025 Financials **Exhibit 6**
- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 14, 2025 **Exhibit 7**
- C. Ratification of Southshore Bay Proof of Loss to the Florida Insurance Alliance **Exhibit 8**
- D. Ratification of Florida Commercial Care – Sod Replacements - \$2,669.80 **Exhibit 9**
- Photos of Sod Damage **Exhibit 10**
- E. Ratification of Florida Commercial Care – Tree Replacements - \$4,034.80 **Exhibit 11**
- F. Ratification of Florida Commercial Care – Wire Path Replacement - \$1,550.25 **Exhibit 12**

5. Staff Reports

- A. District Counsel
- B. Kai Field Staff
- Safety Culture Report dated July 30, 2025 **Exhibit 13**
- Consideration of Proposals
- Florida Commercial Care – Tree Replacements - \$3,994.20 **Exhibit 14**
 - Florida Commercial Care – Plant Replacements - \$4,781.70 **Exhibit 15**
 - Florida Commercial Care – Palm Tree Stakes Kits Removal - \$5,168.00 **Exhibit 16**
 - Florida Commercial Care – Annuals - \$5,372.50 **Exhibit 17**
 - Florida Commercial Care – Tree Replacements at West Lake Drive - \$3,222.80 **Exhibit 18**
 - Florida Commercial Care – Cleaning of the Outside Ditch - \$4,020.00 **Exhibit 19**
 - Florida Brothers – Concrete Replacement - \$985.70 **Exhibit 20**

- C. District Manager

6. Supervisors Requests

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

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

7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
8. 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.

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

EXHIBIT 1

AGENDA

Serial Number
25-02126H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

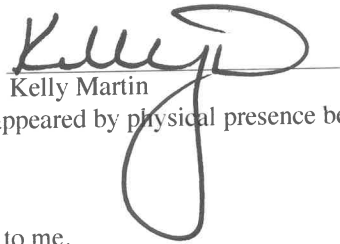
being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Southshore Bay CDD Fiscal Year 2025-2026 Proposed Budget Board of Supervisors Meeting on 8/11/25 @ 6:00 PM

in the Court, was published in said newspaper by print in the issues of 7/18/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

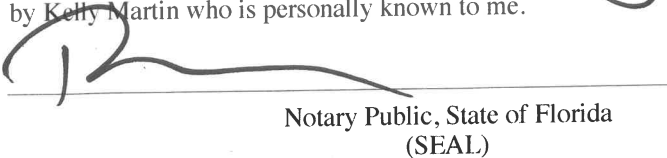
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.


Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

Notice of Public Hearing and Board of Supervisors Meeting of the Southshore Bay Community Development District

The Board of Supervisors (the "Board") of the Southshore Bay Community Development District (the "District") will hold a public hearing and a meeting on August 11, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 4328 Garden Vista Drive Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.southshorebaycdd.org, or may be obtained by contacting the District Manager's office via email at Audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table 1 - Proposed FY 2026 Allocation of AR (as if all On-Roll)

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 514.52	\$ 238,222.76	\$ 547.36	\$ 253,428.47
Production 22' (TH Phase 5)	0.03	\$ 116.69	\$ 22,870.53	\$ 124.13	\$ 24,330.28
Production 22' (TH Phase 6)	0.45	\$ 1,580.21	\$ 733,216.82	\$ 1,681.07	\$ 780,017.89
Total			\$ 994,310.13		\$ 1,057,776.73

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

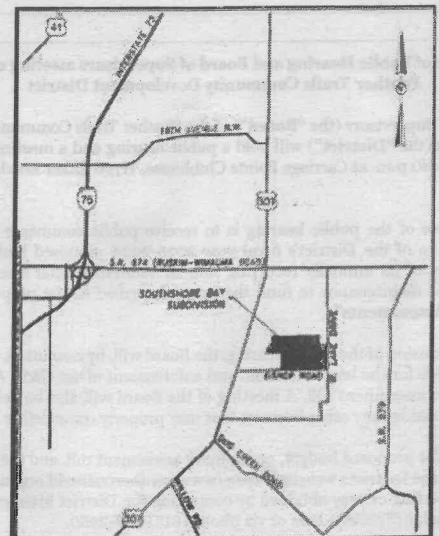
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Audette Bruce, District Manager



July 18, 2025

25-02126H

Serial Number
25-02142H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

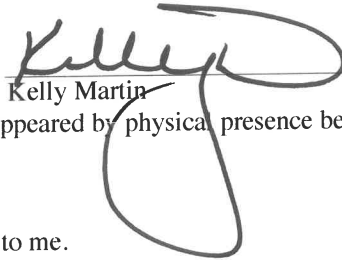
being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Southshore Bay CDD Fiscal Year 2025-2026 Proposed Budget Board of Supervisors Meeting on 8/11/25 @ 6:00 PM

in the Court, was published in said newspaper by print in the issues of 7/25/2025

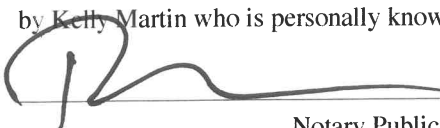
Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,
25th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

Notice of Public Hearing and Board of Supervisors Meeting of the Southshore Bay Community Development District

The Board of Supervisors (the "Board") of the Southshore Bay Community Development District (the "District") will hold a public hearing and a meeting on August 11, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 4328 Garden Vista Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.southshorebaycdd.org or may be obtained by contacting the District Manager's office via email at heather@hikai.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Audette Bruce, District Manager
July 25, 2025 25-02142H

EXHIBIT 2

AGENDA



FY 2026 PROPOSED BUDGET

SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUES ON ROLL	\$ -	\$ -	\$ 31,313	\$ 142,015	\$ 207,396	\$ 205,283	\$ 238,223	\$ -
GENERAL FUND REVENUES OFF ROLL	38,082	110,442	143,975	357,948	468,910		756,087	287,177
GENERAL FUND LOT CLOSINGS		14,249	61,724	56,844	-	352,336	-	-
PY ASSESSMENT/EXCESS FEES			-	1,162	-		-	-
DEVELOPER FUNDING INTERIM OPERATING			-	-	112,718	3,952	-	(112,718)
INTEREST	8	209	-	101	-	263	-	-
MISCELLANEOUS		8,232	572	-	-		-	-
TOTAL REVENUE	38,091	133,132	237,584	558,070	789,024	561,833	994,310	174,459
GENERAL ADMINISTRATIVE								
SUPERVISORS COMPENSATION	210	2,822	4,230	5,793	6,400	9,800	12,000	5,600
PAYROLL TAXES	137	214	321	444	275	750	918	643
PAYROLL PROCESSING	50	150	652	600	495	600	715	220
MANAGEMENT CONSULTING SERVICES	13,500	10,375	19,250	23,000	32,000	21,334	32,000	-
CONSTRUCTION ACCOUNTING SERVICES		-	-	9,000	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	3,000	19,071	33,000	24,000	24,000	16,000	24,000	-
ADMINISTRATIVE SERVICES	264	142	-	3,500	3,500	2,333	3,500	-
BANK FEES	158	184	-	594	300	-	300	-
MISCELLANEOUS	228	417	171	1,499	500	563	500	-
AUDITING SERVICES	3,450	4,014	-	7,300	4,400	-	4,400	-
TRAVEL PER DIEM		-	-	-	-	-	300	300
INSURANCE	5,495	5,442	9,022	14,066	30,431	11,237	40,000	9,569
REGULATORY AND PERMIT FEES	175	175	175	175	175	200	175	-
LEGAL ADVERTISEMENTS	3,023	1,637	733	1,807	1,500	678	1,500	-
ENGINEERING SERVICES		1,296	1,488	4,005	4,000	3,511	4,000	-
LEGAL SERVICES	3,815	6,362	8,356	14,214	15,000	7,874	15,000	-
WEBSITE HOSTING	2,759	1,822	2,473	2,015	2,015	1,848	2,015	-
ADMINISTRATIVE CONTINGENCY		-	197	1,859	14,500	810	14,500	-
TOTAL GENERAL ADMINISTRATIVE	36,264	54,122	80,068	113,872	139,491	77,538	155,823	16,332
DEBT ADMINISTRATION								
DISSEMINATION AGENT	-	-	5,000	6,000	6,000	7,500	8,500	2,500
TRUSTEE FEES	-	-	4,040	4,041	4,040	-	4,256	216
DEVELOPER FUNDING - INTERIM OPERATING		-	-	-	112,718	3,951	-	(112,718)

SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
ARBITRAGE	-	-	-	475	475	475	475	-
TOTAL DEBT ADMINISTRATION	-	-	9,040	10,516	123,233	11,926	13,231	(110,002)
PHYSICAL ENVIRONMENT EXPENDITURES								
COMPREHENSIVE FIELD SERVICES	5,211	14,329	15,000	13,750	15,000	10,000	15,000	-
AMENITY MANAGEMENT SERVICES		4,583	6,667	4,239	5,000	3,333	5,000	-
STREETPOLE LIGHTING		1,350	48,100	99,675	152,500	98,436	141,732	(10,768)
ELECTRICITY (IRRIGATION & POND PUMPS)		-	819	855	6,000	566	6,000	-
WATER		-	-	-	6,000	-	6,000	-
LANDSCAPING MAINTENANCE		-	111,834	246,683	105,000	149,904	294,856	189,856
LANDSCAPE REPLENISHMENT			-	-	30,000	79,562	60,000	30,000
TREE TRIMMING						-	5,000	
MULCH			-	-	15,000	54,096	30,000	15,000
IRRIGATION MAINTENANCE		-	2,555	3,504	16,000	12,453	25,000	9,000
POND MAINTENANCE		2,725	8,285	20,697	12,000	5,895	14,100	2,100
EROSION REPAIR			-	-	10,000	-	15,000	5,000
GATE MAINTENANCE & MONTLY MONITORING		238	1,795	3,865	15,000	4,789	34,348	19,348
SECURITY SERVICES						-	23,760	
CAMERAS		-	-	350	7,500	715	660	(6,840)
GATE CLICKERS		-	-	-	10,000	-	10,000	-
HOLIDAY DECORATIONS/EVENTS		-	-	-	7,500	4,490	25,000	17,500
ROAD MAINTENANCE COST SHARE		-	-	-	1,800	-	1,800	-
MAINTENANCE SERVICE		604	-	-	12,000	-	12,000	-
FIELD TRAVEL		7	110	-	-	-	-	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	5,449	(4,548)	10,919	3,074	100,000	183,481	100,000	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	10,660	19,289	206,084	396,691	526,300	607,720	825,256	270,196
TOTAL EXPENDITURES	46,924	73,410	295,192	521,078	789,024	697,184	994,310	176,526
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(8,833)	59,721	(57,608)	36,992	-	(135,351)	-	
FUND BALANCE - BEGINNING	8,833	-	59,721	2,113	39,105	39,105	39,105	
FUND BALANCE - ENDING	\$ -	\$ 59,721	\$ 2,113	\$ 39,105	\$ 39,105	\$ (96,246)	\$ 39,105	

Footnote:

Developer will enter into an O&M deficit funding agreement for the FY 2025/2026 budget to cover any shortfalls in the FY 2025/2026 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 2
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND BUDGET
O&M ASSESSMENT ALLOCATION

A. ERU Assignment

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Active Adult	1.00	463	463.00

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Production 22' (TH Phase 5)	0.03	196	6.57
Production 22' (TH Phase 6)	0.45	464	210.66
Total		660	217.23

B. Expenditures (O&M Assessment)

	Total	TH Phase 6	(Active Adult)
Total Expenditures (net)	\$ 994,310.13	\$ 756,087.37	\$ 238,222.76
County collection charges & early pmt. Disc.	\$ 63,466.60	\$ 48,260.90	\$ 15,205.71
Total O&M Assessment, if all ON Roll (gross)	\$ 1,057,776.73	\$ 804,348.27	\$ 253,428.47
Total ERUs in District	680.23	217.23	463.00
O&M Assessment per ERU (Gross)	\$ 1,555.04	\$ 3,702.80	\$ 547.36
O&M Assessment per ERU (Net)	\$ 1,461.73	\$ 3,480.64	\$ 514.52

C. Assessment Allocation

Table 1 - Proposed FY 2026 Allocation of AR (as if all On-Roll)

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 514.52	\$ 238,222.76	\$ 547.36	\$ 253,428.47
Production 22' (TH Phase 5)	0.03	\$ 116.69	\$ 22,870.55	\$ 124.13	\$ 24,330.38
Production 22' (TH Phase 6)	0.45	\$ 1,580.21	\$ 733,216.82	\$ 1,681.07	\$ 780,017.89
Total			\$ 994,310.13		\$ 1,057,776.73

Table 2 - Adopted FY 2025 Allocation of AR (as if all On-Roll)

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 447.94	\$ 207,396.22	\$ 476.53	\$ 220,634.28
Production 22' (TH Phase 5)	0.45	\$ 710.47	\$ 139,252.00	\$ 755.82	\$ 148,140.42
Production 22' (TH Phase 6)	0.45	\$ 710.47	\$ 329,657.78	\$ 755.82	\$ 350,699.77
Total			\$ 676,306.00		\$ 719,474.47

Table 3 - Difference from Adopted FY 2025 to Proposed FY 2026 Gross Assessments

Approx Lot Width	Assigned ERU	Annual Difference	% Increase	Monthly Change
Active Adult	1.00	\$ 70.83	0.15	\$ 5.90
Production 22' (TH Phase 5)	0.45	\$ (631.68)	(0.84)	\$ (52.64)
Production 22' (TH Phase 6)	0.45	\$ 925.25	1.22	\$ 77.10
Total				

**STATEMENT 3
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION		1510000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 5 Board Members per Meeting , 12 Meetings Considered.	\$12,000
PAYROLL TAXES		1510010	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$918
PAYROLL PROCESSING		1510020	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$715
MANAGEMENT CONSULTING SERVICES	Kai	1510030	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$32,000
CONSTRUCTION ACCOUNTING SERVICES		1510040	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$0
PLANNING, COORDINATING & CONTRACT SERVICES	Kai	1510050	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure.	\$24,000
ADMINISTRATIVE SERVICES	Kai	1510060	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	\$3,500
BANK FEES	Bank United	1510070	Bank fees associated with maintaining the District's bank accounts	\$300
MISCELLANEOUS		1510080	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$500
AUDITING SERVICES	DiBartolomeo	1510090	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$4,400
TRAVEL PER DIEM		1510095	Reimbursement to Board Supervisors for travel to District Meetings	\$300
INSURANCE	EGIS	1510110	The Districts General Liability, Public Officials, and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS. (Pending contract)	\$40,000
REGULATORY AND PERMIT FEES	DEO	1510120	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175
LEGAL ADVERTISEMENTS		1510130	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,500
ENGINEERING SERVICES	Stantec	1510140	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$4,000
LEGAL SERVICES	Straley, Robin, Vericker	1510150	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$15,000
WEBSITE HOSTING	Campus Suite	1510170	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015
ADMINISTRATIVE CONTINGENCY		1510180	Estimated for items not known and considered in the administrative allocations	\$14,500
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	Lerner	1530000	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$8,500
TRUSTEE FEES	US Bank	1530010	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee for the Series 2024 Bond Issuance.	\$4,256
ARBITRAGE	LLS	1530020	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with consultant	\$475
PHYSICAL ENVIRONMENT EXPENDITURES				

**STATEMENT 3
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
COMPREHENSIVE FIELD SERVICES	Kai	1560010	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.	\$15,000
AMENITY MANAGEMENT SERVICES	Kai	1560020	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity.	\$5,000
STREET POLE LIGHTING	Gig Fiber	1560030	The District anticipates 224 streetlights will be installed by the end of FY 2025. The rate for FY 2026 is \$51.50 per light. There is a deposit of \$100 per new streetlight that is required. An additional \$3,300 has been included for potential streetlights.	\$141,732
ELECTRICITY (IRRIGATION & POND PUMPS)	Tampa Electric	1560040	The District relies on electric utilities to operate the irrigation system and pond pumps. The current average monthly cost is approximately \$77; however, this is expected to increase significantly as additional phases of the development come online.	\$6,000
WATER		1560050	The District utilizes Reclaimed and potable water in the District	\$6,000
LANDSCAPING MAINTENANCE	Florida Commercial Care	1560060	PO# OM-SB-0070 & OM-SB-0071: The District has contracted Florida Commercial Care to provide routine landscaping and maintenance services for Southshore Bay CDD, including mowing, trimming, weeding, and fertilization. The contractor will also conduct monthly inspections of the irrigation system and maintain overall site cleanliness. Any additional services, such as storm debris cleanup or repairs, will require prior approval and will be billed separately. An additional \$70,000 has been allocated for future landscaping enhancements and special projects.	\$294,856
LANDSCAPE REPLENISHMENT	Florida Commercial Care	1560063	Includes annual flower installations and tree replacements as part of ongoing landscape enhancement efforts.	\$60,000
TREE TRIMMING	Florida Commercial Care	Need #	Tree trimming	\$5,000
MULCH		1560066	Mulching changeout for the District in FY 2026	\$30,000
IRRIGATION MAINTENANCE	Florida Commercial Care	1560070	The District contracts for the repair and maintenance of the District irrigation system	\$25,000
POND MAINTENANCE	Steadfast	1560080	PO # (Pending): The District will contract for the monthly care and maintenance of the lakes and ponds throughout the District. The contract provides for 11 ponds to be maintained one time monthly for weed control and pond algae. An additional \$1,500 has been added to account for a new potential pond.	\$14,100
EROSION REPAIR		1560083	Estimate for erosion repair on Districts retentions	\$15,000
GATE MAINTENANCE & MONTHLY MONITORING	DC Integration/Spectrum	1560090	DCI manages the Bishop Gate for \$330 per quarter and provides Door King cellular service for \$180 per quarter. Spectrum supplies phone and internet at \$205 per month. Together, these services cost \$4,368 per year. An extra \$4,980 is budgeted for preventative maintenance. The District also sets aside \$25,000 each year for gate repairs and ongoing upkeep.	\$34,348
SECURITY SERVICE		Need #	Roving security patrol at \$1,980 per month, totaling \$23,760 annually.	\$23,760
GATE CLICKERS		1560110	The District provides for access clickers/fobs to all new residents in the District	\$10,000
CAMERAS	DC Integration	1560100	PO # OM-SB-0018: Includes care checks every 36 hours to insure that the security camera system is working properly and connected to the internet for remote viewing. DCI will review/burn up to 3 times per month per site (1-3 hour timestamp).	\$660
HOLIDAY DECORATIONS/EVENTS	Trimmers Holiday Decor, Inc	1560120	FY 2026 Holiday lighting and potential improvement of up lighting	\$25,000
ROAD MAINTENANCE COST SHARE		1560121	The District has entered into an agreement with an associated District effective April 1, 2022 to reserve an amount equal to ten percent (10%) of the District's future roadway milling and resurfacing maintenance costs dedicated to road resurface as stipulated by the County. The District has entered into an agreement with an associated District to reserve amounts dedicated to road resurface as stipulated by the County.	\$1,800
MAINTENANCE SERVICE		1560122	Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.	\$12,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT		1560130	Estimated as needed, includes \$100,000 for pressure washing sidewalks, walls, fences, and emergencies.	\$100,000
TOTAL EXPENDITURES				\$994,310

STATEMENT 4
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

	SERIES 2024	FY 2026 TOTAL
REVENUE		
SPECIAL ASSESSMENTS - ON-ROLL - GROSS		
SPECIAL ASSESSMENTS - OFF-ROLL - NET	\$ 511,962.51	\$ 511,962.51
LESS: EARLY PAYMENT DISCOUNT		
TOTAL REVENUE	\$ 511,962.51	\$ 511,962.51
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		
INTEREST EXPENSE		
May 1, 2026	\$ 200,606.26	\$ 200,606.26
November 1, 2026	\$ 197,993.76	\$ 197,993.76
PRINCIPAL RETIREMENT		
May 1, 2026	\$ 110,000.00	\$ 110,000.00
TOTAL EXPENDITURES	\$ 508,600.02	\$ 508,600.02
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 3,362.49	\$ 3,362.49
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 3,362.49	\$ 3,362.49

Table 1. Series 2024 (AA2) Allocation of Maximum Annual Debt Service, per SAMR

LOT WIDTH	LOTS	ERU	TOTAL NET ASSMTS	NET ASSMT / LOT	TOTAL GROSS ASSMTS	GROSS ASSMT / LOT
22'	196	0.44	\$117,600.00	\$600.00	\$125,106.38	\$638.30
22'	464	0.44	\$394,400.00	\$850.00	\$419,574.47	\$904.26
Total	660		\$512,000.00		\$544,680.85	

STATEMENT 5
SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (AA2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/24			134,272	134,272	134,272	7,475,000
5/1/25	105,000		203,100	308,100		7,370,000
11/1/25	-		200,606	200,606	508,706	7,370,000
5/1/26	110,000		200,606	310,606		7,260,000
11/1/26	-		197,994	197,994	508,600	7,260,000
5/1/27	115,000		197,994	312,994		7,145,000
11/1/27	-		195,263	195,263	508,256	7,145,000
5/1/28	120,000		195,263	315,263		7,025,000
11/1/28	-		192,413	192,413	507,675	7,025,000
5/1/29	130,000		192,413	322,413		6,895,000
11/1/29	-		189,325	189,325	511,738	6,895,000
5/1/30	135,000		189,325	324,325		6,760,000
11/1/30	-		186,119	186,119	510,444	6,760,000
5/1/31	140,000		186,119	326,119		6,620,000
11/1/31	-		182,794	182,794	508,913	6,620,000
5/1/32	150,000		182,794	332,794		6,470,000
11/1/32	-		178,763	178,763	511,556	6,470,000
5/1/33	155,000		178,763	333,763		6,315,000
11/1/33	-		174,597	174,597	508,359	6,315,000
5/1/34	165,000		174,597	339,597		6,150,000
11/1/34	-		170,163	170,163	509,759	6,150,000
5/1/35	175,000		170,163	345,163		5,975,000
11/1/35	-		165,459	165,459	510,622	5,975,000
5/1/36	185,000		165,459	350,459		5,790,000
11/1/36	-		160,488	160,488	510,947	5,790,000
5/1/37	195,000		160,488	355,488		5,595,000
11/1/37	-		155,247	155,247	510,734	5,595,000
5/1/38	205,000		155,247	360,247		5,390,000
11/1/38	-		149,738	149,738	509,984	5,390,000
5/1/39	215,000		149,738	364,738		5,175,000
11/1/39	-		143,959	143,959	508,697	5,175,000
5/1/40	225,000		143,959	368,959		4,950,000
11/1/40	-		137,913	137,913	506,872	4,950,000
5/1/41	240,000		137,913	377,913		4,710,000
11/1/41	-		131,463	131,463	509,375	4,710,000
5/1/42	255,000		131,463	386,463		4,455,000
11/1/42	-		124,609	124,609	511,072	4,455,000
5/1/43	270,000		124,609	394,609		4,185,000
11/1/43	-		117,353	117,353	511,963	4,185,000
5/1/44	280,000		117,353	397,353		3,905,000
11/1/44	-		109,828	109,828	507,181	3,905,000
5/1/45	300,000		109,828	409,828		3,605,000
11/1/45	-		101,391	101,391	511,219	3,605,000
5/1/46	315,000		101,391	416,391		3,290,000
11/1/46	-		92,531	92,531	508,922	3,290,000
5/1/47	335,000		92,531	427,531		2,955,000
11/1/47	-		83,109	83,109	510,641	2,955,000
5/1/48	355,000		83,109	438,109		2,600,000
11/1/48	-		73,125	73,125	511,234	2,600,000
5/1/49	375,000		73,125	448,125		2,225,000
11/1/49	-		62,578	62,578	510,703	2,225,000
5/1/50	395,000		62,578	457,578		1,830,000
11/1/50	-		51,469	51,469	509,047	1,830,000
5/1/51	420,000		51,469	471,469		1,410,000
11/1/51	-		39,656	39,656	511,125	1,410,000
5/1/52	445,000		39,656	484,656		965,000
11/1/52	-		27,141	27,141	511,797	965,000
5/1/53	470,000		27,141	497,141		495,000

STATEMENT 5
SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (AA2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/53	-		13,922	13,922	511,063	495,000
5/1/54	495,000		13,922	508,922		-
Total	\$ 7,475,000		\$ 7,955,397	\$ 15,430,397	\$ 14,921,475	

Footnote: _____ Maximum Annual Debt Service \$ 511,963
(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - Phases 4B, 5A, 5B, 6A, 6B, 7, and 8B

Product	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY 2026	Total FY 2025	Difference**
Active Adult	363	1.00	\$ 547.36	\$ -	\$ 547.36	\$ 476.53	\$ 70.83

Active Adult Phase 8A

Product	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY	Total FY -1	Difference**
Active Adult	100	1.00	\$ 547.36	\$ -	\$ 547.36	\$ 476.53	\$ 70.83

ASSESSMENT AREA 2 - Phases 5, 6A, 6B and 6C

Product	Lot Count	Assigned ERU	O&M, Gross	2024 DS	Total FY 2026	Total FY 2025	Difference**
Production 22' (TH) Phase 5	196	0.45	\$ 124.13	\$ 638.30	\$ 762.43	\$ 1,394.12	\$ (631.68)
Production 22' (TH) Phase 6	464	0.45	\$ 1,681.07	\$ 904.26	\$ 2,585.33	\$ 1,660.07	\$ 925.25
Total	660						

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period.

EXHIBIT 3

AGENDA

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Southshore Bay Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Southshore Bay Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Reserve Fund [if Applicable]	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2025.

Attested By:

**Southshore Bay Community
Development District**

Print Name:_____

☐Secretary/☐Assistant Secretary

Print Name:_____

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget



FY 2026 PROPOSED BUDGET

**SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUES ON ROLL	\$ -	\$ -	\$ 31,313	\$ 142,015	\$ 207,396	\$ 205,283	\$ 238,223	\$ -
GENERAL FUND REVENUES OFF ROLL	38,082	110,442	143,975	357,948	468,910		756,087	287,177
GENERAL FUND LOT CLOSINGS		14,249	61,724	56,844	-	352,336	-	-
PY ASSESSMENT/EXCESS FEES			-	1,162	-		-	-
DEVELOPER FUNDING INTERIM OPERATING			-	-	112,718	3,952	-	(112,718)
INTEREST	8	209	-	101	-	263	-	-
MISCELLANEOUS		8,232	572	-	-		-	-
TOTAL REVENUE	38,091	133,132	237,584	558,070	789,024	561,833	994,310	174,459
GENERAL ADMINISTRATIVE								
SUPERVISORS COMPENSATION	210	2,822	4,230	5,793	6,400	9,800	12,000	5,600
PAYROLL TAXES	137	214	321	444	275	750	918	643
PAYROLL PROCESSING	50	150	652	600	495	600	715	220
MANAGEMENT CONSULTING SERVICES	13,500	10,375	19,250	23,000	32,000	21,334	32,000	-
CONSTRUCTION ACCOUNTING SERVICES		-	-	9,000	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	3,000	19,071	33,000	24,000	24,000	16,000	24,000	-
ADMINISTRATIVE SERVICES	264	142	-	3,500	3,500	2,333	3,500	-
BANK FEES	158	184	-	594	300	-	300	-
MISCELLANEOUS	228	417	171	1,499	500	563	500	-
AUDITING SERVICES	3,450	4,014	-	7,300	4,400	-	4,400	-
TRAVEL PER DIEM		-	-	-	-	-	300	300
INSURANCE	5,495	5,442	9,022	14,066	30,431	11,237	40,000	9,569
REGULATORY AND PERMIT FEES	175	175	175	175	175	200	175	-
LEGAL ADVERTISEMENTS	3,023	1,637	733	1,807	1,500	678	1,500	-
ENGINEERING SERVICES		1,296	1,488	4,005	4,000	3,511	4,000	-
LEGAL SERVICES	3,815	6,362	8,356	14,214	15,000	7,874	15,000	-
WEBSITE HOSTING	2,759	1,822	2,473	2,015	2,015	1,848	2,015	-
ADMINISTRATIVE CONTINGENCY		-	197	1,859	14,500	810	14,500	-
TOTAL GENERAL ADMINISTRATIVE	36,264	54,122	80,068	113,872	139,491	77,538	155,823	16,332
DEBT ADMINISTRATION								
DISSEMINATION AGENT	-	-	5,000	6,000	6,000	7,500	8,500	2,500
TRUSTEE FEES	-	-	4,040	4,041	4,040	-	4,256	216
DEVELOPER FUNDING - INTERIM OPERATING		-	-	-	112,718	3,951	-	(112,718)

SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
ARBITRAGE	-	-	-	475	475	475	475	-
TOTAL DEBT ADMINISTRATION	-	-	9,040	10,516	123,233	11,926	13,231	(110,002)
PHYSICAL ENVIRONMENT EXPENDITURES								
COMPREHENSIVE FIELD SERVICES	5,211	14,329	15,000	13,750	15,000	10,000	15,000	-
AMENITY MANAGEMENT SERVICES		4,583	6,667	4,239	5,000	3,333	5,000	-
STREETPOLE LIGHTING		1,350	48,100	99,675	152,500	98,436	141,732	(10,768)
ELECTRICITY (IRRIGATION & POND PUMPS)		-	819	855	6,000	566	6,000	-
WATER		-	-	-	6,000	-	6,000	-
LANDSCAPING MAINTENANCE		-	111,834	246,683	105,000	149,904	294,856	189,856
LANDSCAPE REPLENISHMENT			-	-	30,000	79,562	60,000	30,000
TREE TRIMMING						-	5,000	
MULCH			-	-	15,000	54,096	30,000	15,000
IRRIGATION MAINTENANCE		-	2,555	3,504	16,000	12,453	25,000	9,000
POND MAINTENANCE		2,725	8,285	20,697	12,000	5,895	14,100	2,100
EROSION REPAIR			-	-	10,000	-	15,000	5,000
GATE MAINTENANCE & MONTLY MONITORING		238	1,795	3,865	15,000	4,789	34,348	19,348
SECURITY SERVICES						-	23,760	
CAMERAS		-	-	350	7,500	715	660	(6,840)
GATE CLICKERS		-	-	-	10,000	-	10,000	-
HOLIDAY DECORATIONS/EVENTS		-	-	-	7,500	4,490	25,000	17,500
ROAD MAINTENANCE COST SHARE		-	-	-	1,800	-	1,800	-
MAINTENANCE SERVICE		604	-	-	12,000	-	12,000	-
FIELD TRAVEL		7	110	-	-	-	-	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	5,449	(4,548)	10,919	3,074	100,000	183,481	100,000	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	10,660	19,289	206,084	396,691	526,300	607,720	825,256	270,196
TOTAL EXPENDITURES	46,924	73,410	295,192	521,078	789,024	697,184	994,310	176,526
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(8,833)	59,721	(57,608)	36,992	-	(135,351)	-	
FUND BALANCE - BEGINNING	8,833	-	59,721	2,113	39,105	39,105	39,105	
FUND BALANCE - ENDING	\$ -	\$ 59,721	\$ 2,113	\$ 39,105	\$ 39,105	\$ (96,246)	\$ 39,105	

Footnote:

Developer will enter into an O&M deficit funding agreement for the FY 2025/2026 budget to cover any shortfalls in the FY 2025/2026 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 2
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND BUDGET
O&M ASSESSMENT ALLOCATION

A. ERU Assignment

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Active Adult	1.00	463	463.00

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Production 22' (TH Phase 5)	0.03	196	6.57
Production 22' (TH Phase 6)	0.45	464	210.66
Total		660	217.23

B. Expenditures (O&M Assessment)

	Total	TH Phase 6	(Active Adult)
Total Expenditures (net)	\$ 994,310.13	\$ 756,087.37	\$ 238,222.76
County collection charges & early pmt. Disc.	\$ 63,466.60	\$ 48,260.90	\$ 15,205.71
Total O&M Assessment, if all ON Roll (gross)	\$ 1,057,776.73	\$ 804,348.27	\$ 253,428.47
Total ERUs in District	680.23	217.23	463.00
O&M Assessment per ERU (Gross)	\$ 1,555.04	\$ 3,702.80	\$ 547.36
O&M Assessment per ERU (Net)	\$ 1,461.73	\$ 3,480.64	\$ 514.52

C. Assessment Allocation

Table 1 - Proposed FY 2026 Allocation of AR (as if all On-Roll)

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 514.52	\$ 238,222.76	\$ 547.36	\$ 253,428.47
Production 22' (TH Phase 5)	0.03	\$ 116.69	\$ 22,870.55	\$ 124.13	\$ 24,330.38
Production 22' (TH Phase 6)	0.45	\$ 1,580.21	\$ 733,216.82	\$ 1,681.07	\$ 780,017.89
Total			\$ 994,310.13		\$ 1,057,776.73

Table 2 - Adopted FY 2025 Allocation of AR (as if all On-Roll)

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 447.94	\$ 207,396.22	\$ 476.53	\$ 220,634.28
Production 22' (TH Phase 5)	0.45	\$ 710.47	\$ 139,252.00	\$ 755.82	\$ 148,140.42
Production 22' (TH Phase 6)	0.45	\$ 710.47	\$ 329,657.78	\$ 755.82	\$ 350,699.77
Total			\$ 676,306.00		\$ 719,474.47

Table 3 - Difference from Adopted FY 2025 to Proposed FY 2026 Gross Assessments

Approx Lot Width	Assigned ERU	Annual Difference	% Increase	Monthly Change
Active Adult	1.00	\$ 70.83	0.15	\$ 5.90
Production 22' (TH Phase 5)	0.45	\$ (631.68)	(0.84)	\$ (52.64)
Production 22' (TH Phase 6)	0.45	\$ 925.25	1.22	\$ 77.10
Total				

**STATEMENT 3
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION		1510000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 5 Board Members per Meeting , 12 Meetings Considered.	\$12,000
PAYROLL TAXES		1510010	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$918
PAYROLL PROCESSING		1510020	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$715
MANAGEMENT CONSULTING SERVICES	Kai	1510030	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$32,000
CONSTRUCTION ACCOUNTING SERVICES		1510040	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$0
PLANNING, COORDINATING & CONTRACT SERVICES	Kai	1510050	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure.	\$24,000
ADMINISTRATIVE SERVICES	Kai	1510060	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	\$3,500
BANK FEES	Bank United	1510070	Bank fees associated with maintaining the District's bank accounts	\$300
MISCELLANEOUS		1510080	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$500
AUDITING SERVICES	DiBartolomeo	1510090	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$4,400
TRAVEL PER DIEM		1510095	Reimbursement to Board Supervisors for travel to District Meetings	\$300
INSURANCE	EGIS	1510110	The Districts General Liability, Public Officials, and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS. (Pending contract)	\$40,000
REGULATORY AND PERMIT FEES	DEO	1510120	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175
LEGAL ADVERTISEMENTS		1510130	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,500
ENGINEERING SERVICES	Stantec	1510140	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$4,000
LEGAL SERVICES	Straley, Robin, Vericker	1510150	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$15,000
WEBSITE HOSTING	Campus Suite	1510170	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015
ADMINISTRATIVE CONTINGENCY		1510180	Estimated for items not known and considered in the administrative allocations	\$14,500
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	Lerner	1530000	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$8,500
TRUSTEE FEES	US Bank	1530010	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee for the Series 2024 Bond Issuance.	\$4,256
ARBITRAGE	LLS	1530020	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with consultant	\$475
PHYSICAL ENVIRONMENT EXPENDITURES				

**STATEMENT 3
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
COMPREHENSIVE FIELD SERVICES	Kai	1560010	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.	\$15,000
AMENITY MANAGEMENT SERVICES	Kai	1560020	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity.	\$5,000
STREET POLE LIGHTING	Gig Fiber	1560030	The District anticipates 224 streetlights will be installed by the end of FY 2025. The rate for FY 2026 is \$51.50 per light. There is a deposit of \$100 per new streetlight that is required. An additional \$3,300 has been included for potential streetlights.	\$141,732
ELECTRICITY (IRRIGATION & POND PUMPS)	Tampa Electric	1560040	The District relies on electric utilities to operate the irrigation system and pond pumps. The current average monthly cost is approximately \$77; however, this is expected to increase significantly as additional phases of the development come online.	\$6,000
WATER		1560050	The District utilizes Reclaimed and potable water in the District	\$6,000
LANDSCAPING MAINTENANCE	Florida Commercial Care	1560060	PO# OM-SB-0070 & OM-SB-0071: The District has contracted Florida Commercial Care to provide routine landscaping and maintenance services for Southshore Bay CDD, including mowing, trimming, weeding, and fertilization. The contractor will also conduct monthly inspections of the irrigation system and maintain overall site cleanliness. Any additional services, such as storm debris cleanup or repairs, will require prior approval and will be billed separately. An additional \$70,000 has been allocated for future landscaping enhancements and special projects.	\$294,856
LANDSCAPE REPLENISHMENT	Florida Commercial Care	1560063	Includes annual flower installations and tree replacements as part of ongoing landscape enhancement efforts.	\$60,000
TREE TRIMMING	Florida Commercial Care	Need #	Tree trimming	\$5,000
MULCH		1560066	Mulching changeout for the District in FY 2026	\$30,000
IRRIGATION MAINTENANCE	Florida Commercial Care	1560070	The District contracts for the repair and maintenance of the District irrigation system	\$25,000
POND MAINTENANCE	Steadfast	1560080	PO # (Pending): The District will contract for the monthly care and maintenance of the lakes and ponds throughout the District. The contract provides for 11 ponds to be maintained one time monthly for weed control and pond algae. An additional \$1,500 has been added to account for a new potential pond.	\$14,100
EROSION REPAIR		1560083	Estimate for erosion repair on Districts retentions	\$15,000
GATE MAINTENANCE & MONTHLY MONITORING	DC Integration/Spectrum	1560090	DCI manages the Bishop Gate for \$330 per quarter and provides Door King cellular service for \$180 per quarter. Spectrum supplies phone and internet at \$205 per month. Together, these services cost \$4,368 per year. An extra \$4,980 is budgeted for preventative maintenance. The District also sets aside \$25,000 each year for gate repairs and ongoing upkeep.	\$34,348
SECURITY SERVICE		Need #	Roving security patrol at \$1,980 per month, totaling \$23,760 annually.	\$23,760
GATE CLICKERS		1560110	The District provides for access clickers/fobs to all new residents in the District	\$10,000
CAMERAS	DC Integration	1560100	PO # OM-SB-0018: Includes care checks every 36 hours to insure that the security camera system is working properly and connected to the internet for remote viewing. DCI will review/burn up to 3 times per month per site (1-3 hour timestamp).	\$660
HOLIDAY DECORATIONS/EVENTS	Trimmers Holiday Decor, Inc	1560120	FY 2026 Holiday lighting and potential improvement of up lighting	\$25,000
ROAD MAINTENANCE COST SHARE		1560121	The District has entered into an agreement with an associated District effective April 1, 2022 to reserve an amount equal to ten percent (10%) of the District's future roadway milling and resurfacing maintenance costs dedicated to road resurface as stipulated by the County. The District has entered into an agreement with an associated District to reserve amounts dedicated to road resurface as stipulated by the County.	\$1,800
MAINTENANCE SERVICE		1560122	Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.	\$12,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT		1560130	Estimated as needed, includes \$100,000 for pressure washing sidewalks, walls, fences, and emergencies.	\$100,000
TOTAL EXPENDITURES				\$994,310

STATEMENT 4
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

	SERIES 2024	FY 2026 TOTAL
REVENUE		
SPECIAL ASSESSMENTS - ON-ROLL - GROSS		
SPECIAL ASSESSMENTS - OFF-ROLL - NET	\$ 511,962.51	\$ 511,962.51
LESS: EARLY PAYMENT DISCOUNT		
TOTAL REVENUE	\$ 511,962.51	\$ 511,962.51
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		
INTEREST EXPENSE		
May 1, 2026	\$ 200,606.26	\$ 200,606.26
November 1, 2026	\$ 197,993.76	\$ 197,993.76
PRINCIPAL RETIREMENT		
May 1, 2026	\$ 110,000.00	\$ 110,000.00
TOTAL EXPENDITURES	\$ 508,600.02	\$ 508,600.02
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 3,362.49	\$ 3,362.49
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 3,362.49	\$ 3,362.49

Table 1. Series 2024 (AA2) Allocation of Maximum Annual Debt Service, per SAMR

LOT WIDTH	LOTS	ERU	TOTAL NET ASSMTS	NET ASSMT / LOT	TOTAL GROSS ASSMTS	GROSS ASSMT / LOT
22'	196	0.44	\$117,600.00	\$600.00	\$125,106.38	\$638.30
22'	464	0.44	\$394,400.00	\$850.00	\$419,574.47	\$904.26
Total	660		\$512,000.00		\$544,680.85	

STATEMENT 5
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (AA2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/24			134,272	134,272	134,272	7,475,000
5/1/25	105,000		203,100	308,100		7,370,000
11/1/25	-		200,606	200,606	508,706	7,370,000
5/1/26	110,000		200,606	310,606		7,260,000
11/1/26	-		197,994	197,994	508,600	7,260,000
5/1/27	115,000		197,994	312,994		7,145,000
11/1/27	-		195,263	195,263	508,256	7,145,000
5/1/28	120,000		195,263	315,263		7,025,000
11/1/28	-		192,413	192,413	507,675	7,025,000
5/1/29	130,000		192,413	322,413		6,895,000
11/1/29	-		189,325	189,325	511,738	6,895,000
5/1/30	135,000		189,325	324,325		6,760,000
11/1/30	-		186,119	186,119	510,444	6,760,000
5/1/31	140,000		186,119	326,119		6,620,000
11/1/31	-		182,794	182,794	508,913	6,620,000
5/1/32	150,000		182,794	332,794		6,470,000
11/1/32	-		178,763	178,763	511,556	6,470,000
5/1/33	155,000		178,763	333,763		6,315,000
11/1/33	-		174,597	174,597	508,359	6,315,000
5/1/34	165,000		174,597	339,597		6,150,000
11/1/34	-		170,163	170,163	509,759	6,150,000
5/1/35	175,000		170,163	345,163		5,975,000
11/1/35	-		165,459	165,459	510,622	5,975,000
5/1/36	185,000		165,459	350,459		5,790,000
11/1/36	-		160,488	160,488	510,947	5,790,000
5/1/37	195,000		160,488	355,488		5,595,000
11/1/37	-		155,247	155,247	510,734	5,595,000
5/1/38	205,000		155,247	360,247		5,390,000
11/1/38	-		149,738	149,738	509,984	5,390,000
5/1/39	215,000		149,738	364,738		5,175,000
11/1/39	-		143,959	143,959	508,697	5,175,000
5/1/40	225,000		143,959	368,959		4,950,000
11/1/40	-		137,913	137,913	506,872	4,950,000
5/1/41	240,000		137,913	377,913		4,710,000
11/1/41	-		131,463	131,463	509,375	4,710,000
5/1/42	255,000		131,463	386,463		4,455,000
11/1/42	-		124,609	124,609	511,072	4,455,000
5/1/43	270,000		124,609	394,609		4,185,000
11/1/43	-		117,353	117,353	511,963	4,185,000
5/1/44	280,000		117,353	397,353		3,905,000
11/1/44	-		109,828	109,828	507,181	3,905,000
5/1/45	300,000		109,828	409,828		3,605,000
11/1/45	-		101,391	101,391	511,219	3,605,000
5/1/46	315,000		101,391	416,391		3,290,000
11/1/46	-		92,531	92,531	508,922	3,290,000
5/1/47	335,000		92,531	427,531		2,955,000
11/1/47	-		83,109	83,109	510,641	2,955,000
5/1/48	355,000		83,109	438,109		2,600,000
11/1/48	-		73,125	73,125	511,234	2,600,000
5/1/49	375,000		73,125	448,125		2,225,000
11/1/49	-		62,578	62,578	510,703	2,225,000
5/1/50	395,000		62,578	457,578		1,830,000
11/1/50	-		51,469	51,469	509,047	1,830,000
5/1/51	420,000		51,469	471,469		1,410,000
11/1/51	-		39,656	39,656	511,125	1,410,000
5/1/52	445,000		39,656	484,656		965,000
11/1/52	-		27,141	27,141	511,797	965,000
5/1/53	470,000		27,141	497,141		495,000

STATEMENT 5
SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (AA2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/53	-		13,922	13,922	511,063	495,000
5/1/54	495,000		13,922	508,922		-
Total	\$ 7,475,000		\$ 7,955,397	\$ 15,430,397	\$ 14,921,475	

Footnote: _____ Maximum Annual Debt Service \$ 511,963
(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - Phases 4B, 5A, 5B, 6A, 6B, 7, and 8B

Product	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY 2026	Total FY 2025	Difference**
Active Adult	363	1.00	\$ 547.36	\$ -	\$ 547.36	\$ 476.53	\$ 70.83

Active Adult Phase 8A

Product	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY	Total FY -1	Difference**
Active Adult	100	1.00	\$ 547.36	\$ -	\$ 547.36	\$ 476.53	\$ 70.83

ASSESSMENT AREA 2 - Phases 5, 6A, 6B and 6C

Product	Lot Count	Assigned ERU	O&M, Gross	2024 DS	Total FY 2026	Total FY 2025	Difference**
Production 22' (TH) Phase 5	196	0.45	\$ 124.13	\$ 638.30	\$ 762.43	\$ 1,394.12	\$ (631.68)
Production 22' (TH) Phase 6	464	0.45	\$ 1,681.07	\$ 904.26	\$ 2,585.33	\$ 1,660.07	\$ 925.25
Total	660						

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period.

EXHIBIT 4

AGENDA

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Southshore Bay Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than October 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2025.

Attested By:

**Southshore Bay Community
Development District**

Print Name:_____

☐Secretary/☐Assistant Secretary

Print Name:_____

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget



FY 2026 PROPOSED BUDGET

SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE								
GENERAL FUND REVENUES ON ROLL	\$ -	\$ -	\$ 31,313	\$ 142,015	\$ 207,396	\$ 205,283	\$ 238,223	\$ -
GENERAL FUND REVENUES OFF ROLL	38,082	110,442	143,975	357,948	468,910		756,087	287,177
GENERAL FUND LOT CLOSINGS		14,249	61,724	56,844	-	352,336	-	-
PY ASSESSMENT/EXCESS FEES			-	1,162	-		-	-
DEVELOPER FUNDING INTERIM OPERATING			-	-	112,718	3,952	-	(112,718)
INTEREST	8	209	-	101	-	263	-	-
MISCELLANEOUS		8,232	572	-	-		-	-
TOTAL REVENUE	38,091	133,132	237,584	558,070	789,024	561,833	994,310	174,459
GENERAL ADMINISTRATIVE								
SUPERVISORS COMPENSATION	210	2,822	4,230	5,793	6,400	9,800	12,000	5,600
PAYROLL TAXES	137	214	321	444	275	750	918	643
PAYROLL PROCESSING	50	150	652	600	495	600	715	220
MANAGEMENT CONSULTING SERVICES	13,500	10,375	19,250	23,000	32,000	21,334	32,000	-
CONSTRUCTION ACCOUNTING SERVICES		-	-	9,000	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	3,000	19,071	33,000	24,000	24,000	16,000	24,000	-
ADMINISTRATIVE SERVICES	264	142	-	3,500	3,500	2,333	3,500	-
BANK FEES	158	184	-	594	300	-	300	-
MISCELLANEOUS	228	417	171	1,499	500	563	500	-
AUDITING SERVICES	3,450	4,014	-	7,300	4,400	-	4,400	-
TRAVEL PER DIEM		-	-	-	-	-	300	300
INSURANCE	5,495	5,442	9,022	14,066	30,431	11,237	40,000	9,569
REGULATORY AND PERMIT FEES	175	175	175	175	175	200	175	-
LEGAL ADVERTISEMENTS	3,023	1,637	733	1,807	1,500	678	1,500	-
ENGINEERING SERVICES		1,296	1,488	4,005	4,000	3,511	4,000	-
LEGAL SERVICES	3,815	6,362	8,356	14,214	15,000	7,874	15,000	-
WEBSITE HOSTING	2,759	1,822	2,473	2,015	2,015	1,848	2,015	-
ADMINISTRATIVE CONTINGENCY		-	197	1,859	14,500	810	14,500	-
TOTAL GENERAL ADMINISTRATIVE	36,264	54,122	80,068	113,872	139,491	77,538	155,823	16,332
DEBT ADMINISTRATION								
DISSEMINATION AGENT	-	-	5,000	6,000	6,000	7,500	8,500	2,500
TRUSTEE FEES	-	-	4,040	4,041	4,040	-	4,256	216
DEVELOPER FUNDING - INTERIM OPERATING		-	-	-	112,718	3,951	-	(112,718)

SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
ARBITRAGE	-	-	-	475	475	475	475	-
TOTAL DEBT ADMINISTRATION	-	-	9,040	10,516	123,233	11,926	13,231	(110,002)
PHYSICAL ENVIRONMENT EXPENDITURES								
COMPREHENSIVE FIELD SERVICES	5,211	14,329	15,000	13,750	15,000	10,000	15,000	-
AMENITY MANAGEMENT SERVICES		4,583	6,667	4,239	5,000	3,333	5,000	-
STREETPOLE LIGHTING		1,350	48,100	99,675	152,500	98,436	141,732	(10,768)
ELECTRICITY (IRRIGATION & POND PUMPS)		-	819	855	6,000	566	6,000	-
WATER		-	-	-	6,000	-	6,000	-
LANDSCAPING MAINTENANCE		-	111,834	246,683	105,000	149,904	294,856	189,856
LANDSCAPE REPLENISHMENT			-	-	30,000	79,562	60,000	30,000
TREE TRIMMING						-	5,000	
MULCH			-	-	15,000	54,096	30,000	15,000
IRRIGATION MAINTENANCE		-	2,555	3,504	16,000	12,453	25,000	9,000
POND MAINTENANCE		2,725	8,285	20,697	12,000	5,895	14,100	2,100
EROSION REPAIR			-	-	10,000	-	15,000	5,000
GATE MAINTENANCE & MONTLY MONITORING		238	1,795	3,865	15,000	4,789	34,348	19,348
SECURITY SERVICES						-	23,760	
CAMERAS		-	-	350	7,500	715	660	(6,840)
GATE CLICKERS		-	-	-	10,000	-	10,000	-
HOLIDAY DECORATIONS/EVENTS		-	-	-	7,500	4,490	25,000	17,500
ROAD MAINTENANCE COST SHARE		-	-	-	1,800	-	1,800	-
MAINTENANCE SERVICE		604	-	-	12,000	-	12,000	-
FIELD TRAVEL		7	110	-	-	-	-	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	5,449	(4,548)	10,919	3,074	100,000	183,481	100,000	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	10,660	19,289	206,084	396,691	526,300	607,720	825,256	270,196
TOTAL EXPENDITURES	46,924	73,410	295,192	521,078	789,024	697,184	994,310	176,526
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(8,833)	59,721	(57,608)	36,992	-	(135,351)	-	
FUND BALANCE - BEGINNING	8,833	-	59,721	2,113	39,105	39,105	39,105	
FUND BALANCE - ENDING	\$ -	\$ 59,721	\$ 2,113	\$ 39,105	\$ 39,105	\$ (96,246)	\$ 39,105	

Footnote:

Developer will enter into an O&M deficit funding agreement for the FY 2025/2026 budget to cover any shortfalls in the FY 2025/2026 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 2
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND BUDGET
O&M ASSESSMENT ALLOCATION

A. ERU Assignment

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Active Adult	1.00	463	463.00

Approx Lot Width	Assigned ERU	Lot Count	Total ERU
Production 22' (TH Phase 5)	0.03	196	6.57
Production 22' (TH Phase 6)	0.45	464	210.66
Total		660	217.23

B. Expenditures (O&M Assessment)

	Total	TH Phase 6	(Active Adult)
Total Expenditures (net)	\$ 994,310.13	\$ 756,087.37	\$ 238,222.76
County collection charges & early pmt. Disc.	\$ 63,466.60	\$ 48,260.90	\$ 15,205.71
Total O&M Assessment, if all ON Roll (gross)	\$ 1,057,776.73	\$ 804,348.27	\$ 253,428.47
Total ERUs in District	680.23	217.23	463.00
O&M Assessment per ERU (Gross)	\$ 1,555.04	\$ 3,702.80	\$ 547.36
O&M Assessment per ERU (Net)	\$ 1,461.73	\$ 3,480.64	\$ 514.52

C. Assessment Allocation

Table 1 - Proposed FY 2026 Allocation of AR (as if all On-Roll)

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 514.52	\$ 238,222.76	\$ 547.36	\$ 253,428.47
Production 22' (TH Phase 5)	0.03	\$ 116.69	\$ 22,870.55	\$ 124.13	\$ 24,330.38
Production 22' (TH Phase 6)	0.45	\$ 1,580.21	\$ 733,216.82	\$ 1,681.07	\$ 780,017.89
Total			\$ 994,310.13		\$ 1,057,776.73

Table 2 - Adopted FY 2025 Allocation of AR (as if all On-Roll)

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 447.94	\$ 207,396.22	\$ 476.53	\$ 220,634.28
Production 22' (TH Phase 5)	0.45	\$ 710.47	\$ 139,252.00	\$ 755.82	\$ 148,140.42
Production 22' (TH Phase 6)	0.45	\$ 710.47	\$ 329,657.78	\$ 755.82	\$ 350,699.77
Total			\$ 676,306.00		\$ 719,474.47

Table 3 - Difference from Adopted FY 2025 to Proposed FY 2026 Gross Assessments

Approx Lot Width	Assigned ERU	Annual Difference	% Increase	Monthly Change
Active Adult	1.00	\$ 70.83	0.15	\$ 5.90
Production 22' (TH Phase 5)	0.45	\$ (631.68)	(0.84)	\$ (52.64)
Production 22' (TH Phase 6)	0.45	\$ 925.25	1.22	\$ 77.10
Total				

**STATEMENT 3
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION		1510000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 5 Board Members per Meeting , 12 Meetings Considered.	\$12,000
PAYROLL TAXES		1510010	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$918
PAYROLL PROCESSING		1510020	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$715
MANAGEMENT CONSULTING SERVICES	Kai	1510030	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$32,000
CONSTRUCTION ACCOUNTING SERVICES		1510040	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$0
PLANNING, COORDINATING & CONTRACT SERVICES	Kai	1510050	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure.	\$24,000
ADMINISTRATIVE SERVICES	Kai	1510060	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	\$3,500
BANK FEES	Bank United	1510070	Bank fees associated with maintaining the District's bank accounts	\$300
MISCELLANEOUS		1510080	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	\$500
AUDITING SERVICES	DiBartolomeo	1510090	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$4,400
TRAVEL PER DIEM		1510095	Reimbursement to Board Supervisors for travel to District Meetings	\$300
INSURANCE	EGIS	1510110	The Districts General Liability, Public Officials, and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS. (Pending contract)	\$40,000
REGULATORY AND PERMIT FEES	DEO	1510120	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175
LEGAL ADVERTISEMENTS		1510130	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$1,500
ENGINEERING SERVICES	Stantec	1510140	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$4,000
LEGAL SERVICES	Straley, Robin, Vericker	1510150	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$15,000
WEBSITE HOSTING	Campus Suite	1510170	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015
ADMINISTRATIVE CONTINGENCY		1510180	Estimated for items not known and considered in the administrative allocations	\$14,500
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	Lerner	1530000	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$8,500
TRUSTEE FEES	US Bank	1530010	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee for the Series 2024 Bond Issuance.	\$4,256
ARBITRAGE	LLS	1530020	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with consultant	\$475
PHYSICAL ENVIRONMENT EXPENDITURES				

**STATEMENT 3
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
COMPREHENSIVE FIELD SERVICES	Kai	1560010	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.	\$15,000
AMENITY MANAGEMENT SERVICES	Kai	1560020	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity.	\$5,000
STREET POLE LIGHTING	Gig Fiber	1560030	The District anticipates 224 streetlights will be installed by the end of FY 2025. The rate for FY 2026 is \$51.50 per light. There is a deposit of \$100 per new streetlight that is required. An additional \$3,300 has been included for potential streetlights.	\$141,732
ELECTRICITY (IRRIGATION & POND PUMPS)	Tampa Electric	1560040	The District relies on electric utilities to operate the irrigation system and pond pumps. The current average monthly cost is approximately \$77; however, this is expected to increase significantly as additional phases of the development come online.	\$6,000
WATER		1560050	The District utilizes Reclaimed and potable water in the District	\$6,000
LANDSCAPING MAINTENANCE	Florida Commercial Care	1560060	PO# OM-SB-0070 & OM-SB-0071: The District has contracted Florida Commercial Care to provide routine landscaping and maintenance services for Southshore Bay CDD, including mowing, trimming, weeding, and fertilization. The contractor will also conduct monthly inspections of the irrigation system and maintain overall site cleanliness. Any additional services, such as storm debris cleanup or repairs, will require prior approval and will be billed separately. An additional \$70,000 has been allocated for future landscaping enhancements and special projects.	\$294,856
LANDSCAPE REPLENISHMENT	Florida Commercial Care	1560063	Includes annual flower installations and tree replacements as part of ongoing landscape enhancement efforts.	\$60,000
TREE TRIMMING	Florida Commercial Care	Need #	Tree trimming	\$5,000
MULCH		1560066	Mulching changeout for the District in FY 2026	\$30,000
IRRIGATION MAINTENANCE	Florida Commercial Care	1560070	The District contracts for the repair and maintenance of the District irrigation system	\$25,000
POND MAINTENANCE	Steadfast	1560080	PO # (Pending): The District will contract for the monthly care and maintenance of the lakes and ponds throughout the District. The contract provides for 11 ponds to be maintained one time monthly for weed control and pond algae. An additional \$1,500 has been added to account for a new potential pond.	\$14,100
EROSION REPAIR		1560083	Estimate for erosion repair on Districts retentions	\$15,000
GATE MAINTENANCE & MONTHLY MONITORING	DC Integration/Spectrum	1560090	DCI manages the Bishop Gate for \$330 per quarter and provides Door King cellular service for \$180 per quarter. Spectrum supplies phone and internet at \$205 per month. Together, these services cost \$4,368 per year. An extra \$4,980 is budgeted for preventative maintenance. The District also sets aside \$25,000 each year for gate repairs and ongoing upkeep.	\$34,348
SECURITY SERVICE		Need #	Roving security patrol at \$1,980 per month, totaling \$23,760 annually.	\$23,760
GATE CLICKERS		1560110	The District provides for access clickers/fobs to all new residents in the District	\$10,000
CAMERAS	DC Integration	1560100	PO # OM-SB-0018: Includes care checks every 36 hours to insure that the security camera system is working properly and connected to the internet for remote viewing. DCI will review/burn up to 3 times per month per site (1-3 hour timestamp).	\$660
HOLIDAY DECORATIONS/EVENTS	Trimmers Holiday Decor, Inc	1560120	FY 2026 Holiday lighting and potential improvement of up lighting	\$25,000
ROAD MAINTENANCE COST SHARE		1560121	The District has entered into an agreement with an associated District effective April 1, 2022 to reserve an amount equal to ten percent (10%) of the District's future roadway milling and resurfacing maintenance costs dedicated to road resurface as stipulated by the County. The District has entered into an agreement with an associated District to reserve amounts dedicated to road resurface as stipulated by the County.	\$1,800
MAINTENANCE SERVICE		1560122	Annual cost to for maintenance service for handyman fixes onsite, trash pickup weekly.	\$12,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT		1560130	Estimated as needed, includes \$100,000 for pressure washing sidewalks, walls, fences, and emergencies.	\$100,000
TOTAL EXPENDITURES				\$994,310

STATEMENT 4
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

	SERIES 2024	FY 2026 TOTAL
REVENUE		
SPECIAL ASSESSMENTS - ON-ROLL - GROSS		
SPECIAL ASSESSMENTS - OFF-ROLL - NET	\$ 511,962.51	\$ 511,962.51
LESS: EARLY PAYMENT DISCOUNT		
TOTAL REVENUE	\$ 511,962.51	\$ 511,962.51
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		
INTEREST EXPENSE		
May 1, 2026	\$ 200,606.26	\$ 200,606.26
November 1, 2026	\$ 197,993.76	\$ 197,993.76
PRINCIPAL RETIREMENT		
May 1, 2026	\$ 110,000.00	\$ 110,000.00
TOTAL EXPENDITURES	\$ 508,600.02	\$ 508,600.02
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 3,362.49	\$ 3,362.49
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 3,362.49	\$ 3,362.49

Table 1. Series 2024 (AA2) Allocation of Maximum Annual Debt Service, per SAMR

LOT WIDTH	LOTS	ERU	TOTAL NET ASSMTS	NET ASSMT / LOT	TOTAL GROSS ASSMTS	GROSS ASSMT / LOT
22'	196	0.44	\$117,600.00	\$600.00	\$125,106.38	\$638.30
22'	464	0.44	\$394,400.00	\$850.00	\$419,574.47	\$904.26
Total	660		\$512,000.00		\$544,680.85	

STATEMENT 5
SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (AA2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/24			134,272	134,272	134,272	7,475,000
5/1/25	105,000		203,100	308,100		7,370,000
11/1/25	-		200,606	200,606	508,706	7,370,000
5/1/26	110,000		200,606	310,606		7,260,000
11/1/26	-		197,994	197,994	508,600	7,260,000
5/1/27	115,000		197,994	312,994		7,145,000
11/1/27	-		195,263	195,263	508,256	7,145,000
5/1/28	120,000		195,263	315,263		7,025,000
11/1/28	-		192,413	192,413	507,675	7,025,000
5/1/29	130,000		192,413	322,413		6,895,000
11/1/29	-		189,325	189,325	511,738	6,895,000
5/1/30	135,000		189,325	324,325		6,760,000
11/1/30	-		186,119	186,119	510,444	6,760,000
5/1/31	140,000		186,119	326,119		6,620,000
11/1/31	-		182,794	182,794	508,913	6,620,000
5/1/32	150,000		182,794	332,794		6,470,000
11/1/32	-		178,763	178,763	511,556	6,470,000
5/1/33	155,000		178,763	333,763		6,315,000
11/1/33	-		174,597	174,597	508,359	6,315,000
5/1/34	165,000		174,597	339,597		6,150,000
11/1/34	-		170,163	170,163	509,759	6,150,000
5/1/35	175,000		170,163	345,163		5,975,000
11/1/35	-		165,459	165,459	510,622	5,975,000
5/1/36	185,000		165,459	350,459		5,790,000
11/1/36	-		160,488	160,488	510,947	5,790,000
5/1/37	195,000		160,488	355,488		5,595,000
11/1/37	-		155,247	155,247	510,734	5,595,000
5/1/38	205,000		155,247	360,247		5,390,000
11/1/38	-		149,738	149,738	509,984	5,390,000
5/1/39	215,000		149,738	364,738		5,175,000
11/1/39	-		143,959	143,959	508,697	5,175,000
5/1/40	225,000		143,959	368,959		4,950,000
11/1/40	-		137,913	137,913	506,872	4,950,000
5/1/41	240,000		137,913	377,913		4,710,000
11/1/41	-		131,463	131,463	509,375	4,710,000
5/1/42	255,000		131,463	386,463		4,455,000
11/1/42	-		124,609	124,609	511,072	4,455,000
5/1/43	270,000		124,609	394,609		4,185,000
11/1/43	-		117,353	117,353	511,963	4,185,000
5/1/44	280,000		117,353	397,353		3,905,000
11/1/44	-		109,828	109,828	507,181	3,905,000
5/1/45	300,000		109,828	409,828		3,605,000
11/1/45	-		101,391	101,391	511,219	3,605,000
5/1/46	315,000		101,391	416,391		3,290,000
11/1/46	-		92,531	92,531	508,922	3,290,000
5/1/47	335,000		92,531	427,531		2,955,000
11/1/47	-		83,109	83,109	510,641	2,955,000
5/1/48	355,000		83,109	438,109		2,600,000
11/1/48	-		73,125	73,125	511,234	2,600,000
5/1/49	375,000		73,125	448,125		2,225,000
11/1/49	-		62,578	62,578	510,703	2,225,000
5/1/50	395,000		62,578	457,578		1,830,000
11/1/50	-		51,469	51,469	509,047	1,830,000
5/1/51	420,000		51,469	471,469		1,410,000
11/1/51	-		39,656	39,656	511,125	1,410,000
5/1/52	445,000		39,656	484,656		965,000
11/1/52	-		27,141	27,141	511,797	965,000
5/1/53	470,000		27,141	497,141		495,000

STATEMENT 5
SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 (AA2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/53	-		13,922	13,922	511,063	495,000
5/1/54	495,000		13,922	508,922		-
Total	\$ 7,475,000		\$ 7,955,397	\$ 15,430,397	\$ 14,921,475	

Footnote:
(a) Data herein for the CDD's budgetary process purposes only.

Maximum Annual Debt Service \$ 511,963

STATEMENT 6
SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - Phases 4B, 5A, 5B, 6A, 6B, 7, and 8B

Product	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY 2026	Total FY 2025	Difference**
Active Adult	363	1.00	\$ 547.36	\$ -	\$ 547.36	\$ 476.53	\$ 70.83

Active Adult Phase 8A

Product	Lot Count	Assigned ERU	O&M, Gross	DS	Total FY	Total FY -1	Difference**
Active Adult	100	1.00	\$ 547.36	\$ -	\$ 547.36	\$ 476.53	\$ 70.83

ASSESSMENT AREA 2 - Phases 5, 6A, 6B and 6C

Product	Lot Count	Assigned ERU	O&M, Gross	2024 DS	Total FY 2026	Total FY 2025	Difference**
Production 22' (TH) Phase 5	196	0.45	\$ 124.13	\$ 638.30	\$ 762.43	\$ 1,394.12	\$ (631.68)
Production 22' (TH) Phase 6	464	0.45	\$ 1,681.07	\$ 904.26	\$ 2,585.33	\$ 1,660.07	\$ 925.25
Total	660						

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period.

EXHIBIT 5

AGENDA

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, 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 Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual public meeting schedule to Hillsborough County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 11, 2025.

ATTEST:

**SOUTHSORE BAY COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐Secretary/☐Assistant Secretary

Michael S. Lawson
Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2025/2026
Southshore Bay Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Southshore Bay Community Development District shall be held at **6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The meeting dates are as follows:

October 13, 2025
November 10, 2025
December 8, 2025
January 12, 2026
February 9, 2026
March 9, 2026
April 13, 2026
May 11, 2026
June 8, 2026
July 13, 2026
August 10, 2026
September 14, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kai, District Management

Publish: August __, 2025 (Business Observer – Hillsborough County)

EXHIBIT 6

AGENDA

Southshore Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Southshore Bay CDD
Balance Sheet
June 30, 2025

	GENERAL FUND	2024 AA2 DEBT SERVICE	2024 AA2 CONSTRUCTION FUND	CONSOLIDATED TOTAL
<u>ASSETS:</u>				
CASH	\$ 9,576	\$ -	\$ 3,751	\$ 13,327
RESTRICTED CASH	-			
ACCOUNTS RECEIVABLE	-	-	-	-
ASSESSMENTS RECEIVABLE	-	-	-	-
DEPOSIT	-	-	-	-
PREPAID	-	-	-	-
DEBT SERVICE:	-	-	-	-
REVENUE	-	224,151	-	224,151
COST OF ISSUANCE	-	-	-	-
INTEREST	-	-	-	-
PREPAYMENT	-	-	-	-
RESERVE	-	511,963	-	511,963
TOTAL ASSETS	<u>\$ 9,576</u>	<u>\$ 736,113</u>	<u>\$ 3,751</u>	<u>\$ 749,440</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$ 133,458	\$ -	\$ -	\$ 133,458
ACCRUED EXPENSES	1,474	-	-	1,474
DEFERRED REVENUE	-	-	-	-
DUE TO DEBT SERVICE FUND	-			
DUE TO DEVELOPER-INTERIM FUNDING	3,952	-	-	3,952
<u>FUND BALANCE:</u>				
NONSPENDABLE:				
PREPAID AND DEPOSITS	-	-	-	-
RESTRICTED FOR:				
CAPITAL PROJECTS	-	-	3,751	3,751
DEBT SERVICE	-	736,113	-	736,113
ASSIGNED:	-	-	-	-
UNASSIGNED:	(129,308)	-	-	(129,308)
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 9,576</u>	<u>\$ 736,113</u>	<u>\$ 3,751</u>	<u>\$ 749,440</u>

Southshore Bay CDD
Financial Report Summary
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
For Period October 1, 2024 through June 30, 2025

	FY2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
I. REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL	\$ 207,396	\$ 207,396	208,373	977
DEVELOPER FUNDING	468,910	468,910	-	(468,910)
DEVELOPER FUNDING-INTERIM FUNDING	112,718	112,718	3,952	(108,766)
LOT CLOSINGS	-	-	352,336	352,336
MISCELLANEOUS REVENUE	-	-	-	-
INTEREST	-	-	290	290
TOTAL REVENUE	\$ 789,024	\$ 789,024	\$ 564,951	\$ (224,073)
II. EXPENDITURES				
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION	\$ 6,400	\$ 4,800	\$ 10,800	\$ (6,000)
PAYROLL TAXES	275	275	826	(551)
PAYROLL PROCESSING	495	371	700	(329)
MANAGEMENT CONSULTING SERVICES	32,000	24,000	24,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	24,000	18,000	18,000	-
ADMINISTRATIVE SERVICES	3,500	2,625	2,625	-
BANK FEES	300	225	-	225
MISCELLANEOUS	500	375	605	(230)
AUDITING SERVICES	4,400	3,300	-	3,300
TRAVEL PER DIEM	-	-	-	-
INSURANCE	30,431	30,431	12,496	17,935
REGULATORY AND PERMIT FEES	175	175	200	(25)
LEGAL ADVERTISEMENTS	1,500	1,125	678	447
ENGINEERING SERVICES	4,000	3,000	3,511	(511)
LEGAL SERVICES	15,000	7,000	9,462	(2,462)
WEBSITE HOSTING	2,015	1,890	1,890	(0)
ADMINISTRATIVE CONTINGENCY	14,500	10,875	810	10,065
TOTAL GENERAL ADMINISTRATIVE	139,491	108,467	86,602	21,865
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	6,000	6,000	7,500	(1,500)
TRUSTEE FEES	4,040	4,040	-	4,040
DEVELOPER FUNDING - INTERIM OPERATING	112,718	-	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	15,000	11,250	11,250	-
FIELD MANAGER	-	-	-	-
AMENITY MANAGEMENT SERVICES	5,000	3,750	3,750	-
FIELD TRAVEL	-	-	-	-
STREETPOLE LIGHTING	152,500	114,375	109,972	4,403
ELECTRICITY (IRRIGATION & POND PUMPS)	6,000	4,500	657	3,843
WATER	6,000	4,500	-	4,500
LANDSCAPING MAINTENANCE	105,000	78,750	160,878	(82,128)
LANDSCAPE ENHANCEMENT	30,000	22,500	79,562	(57,062)
MULCH	15,000	11,250	54,096	(42,846)
IRRIGATION MAINTENANCE	16,000	12,000	13,216	(1,216)
POND MAINTENANCE	12,000	9,000	5,895	3,105
EROSION REPAIR	10,000	7,500	-	7,500
GATE MAINTENANCE AND MONITORING	15,000	11,250	4,994	6,256
CAMERAS	7,500	5,625	715	4,910
GATE CLICKERS	10,000	7,500	-	7,500
HOLIDAY DECORATIONS/EVENTS	7,500	4,490	4,490	-
ROAD MAINTENANCE COST SHARE	1,800	1,350	-	1,350
MAINTENANCE SERVICE	12,000	9,000	-	9,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	100,000	75,000	185,360	(110,360)
TOTAL PHYSICAL ENVIRONMENT	526,300	393,590	634,834	(241,244)
UNBUDGETED EXPENDITURES	-	-	-	-
TOTAL EXPENDITURES	\$ 789,024	\$ 512,572	\$ 733,363	\$ (220,790)
OTHER FINANCING SOURCES (USES)				
TRANSFER IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
EXCESS REVENUE OVER (UNDER) EXPEND.	-	276,452	(168,412)	(444,864)
FUND BALANCE - BEGINNING	-	-	39,104	-
FUND BALANCE - ENDING	\$ -	\$ 276,452	\$ (129,308)	-

SOUTHSHORE BAY CDD
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2024 AA2
For Period October 1, 2024 through June 30, 2025

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Developer Funding	\$ 512,000	341,333	\$ 81,439	\$ (259,894)
Interest	-	-	20,106	20,106
Lot Closings	-	-	512,257	512,257
Total revenues	<u>512,000</u>	<u>341,333</u>	<u>613,802</u>	<u>272,469</u>
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	<u>403,706</u>	<u>403,706</u>	<u>442,372</u>	<u>66,334</u>
Excess/(deficiency) of revenues over/(under) expenditures	<u>108,294</u>	<u>(62,373)</u>	<u>171,430</u>	<u>206,134</u>
Other Financing Sources and (Uses)				
Transfer In	-	-	-	-
Transfer Out	-	-	2,500	(2,500)
EXCESS REVENUE OVER (UNDER) EXPENDITURE				
AFTER OTHER FINANCING SOURCES AND (USES)	<u>108,294</u>	<u>(62,373)</u>	<u>168,930</u>	<u>203,634</u>
				-
Fund balance - beginning (unaudited)			567,183	
Fund balance - ending			<u>\$ 736,113</u>	

Southshore Bay CDD
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
For Period October 1, 2024 through June 30, 2025

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUE	
DEVELOPER FUNDING	\$ -
BOND PROCEEDS	-
INTEREST	27,389
TOTAL REVENUE	<u>27,389</u>
EXPENDITURES	
CONSTRUCTION IN PROGRESS	1,190,706
TOTAL EXPENDITURES	<u>1,190,706</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	(1,163,317)
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)	(1,160,817)
FUND BALANCE - BEGINNING	1,164,568
FUND BALANCE - ENDING	<u><u>\$ 3,751</u></u>

Southshore Bay Community Development District
Cash Reconciliation - General Fund
June 30, 2025

	Bank United
	(Operating Acct)
	<hr/>
Balance Per Bank Statement	\$ 316,886.79
Plus: Deposits in Transit	-
Less: Outstanding Checks	(307,311.13)
<i>Adjusted Bank Balance</i>	<hr/> \$ 9,575.66 <hr/>
Beginning Cash Balance Per Books	\$ 332,900.27
Cash Receipts	3,219.25
Cash Disbursements	(326,543.86)
<i>Balance Per Books</i>	<hr/> \$ 9,575.66 <hr/>

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

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2024			EOY BALANCE			63,205.15
10/1/2024	100222	Gate Pros, Inc	Invoice: 10665 ()	320.00		62,885.15
10/1/2024	100223	Stantec Consulting Services Inc.	2024 FY General Consulting	280.00		62,605.15
10/1/2024	100224	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	100225	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		Dune FB Debt LLC			87.19	39,871.59
10/24/2024	102424ACH	IPFS Corporation	Reference: Payment October 24. Conf# 21293037	1,258.45		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			Deposit		896.37	39,314.55
10/30/2024		Dune FB Debt LLC			3,840.83	43,155.38
10/31/2024			Interest		29.46	43,184.84
10/31/2024	100229	Philips Electric	VOID: Invoice: 081324 (Reference: Fountain Repair.)			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		FY24 Excess Fees		1,162.18	41,081.52
10/31/2024				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 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			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			1,250.00	135,716.04
12/30/2024	100238	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		125,347.80
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
1/9/2025	100249	Florida Commercial Care, Inc.	Reference: Irrigation 7/30. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer .	487.50		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 qtrly.)	180.00		118,954.05
1/17/2025	100255	Solitude Lake Management	Invoice: PS1114965 (Reference: October 2024 Annual Maintenance Contract.) Invoice: PS1122508 (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: PS1109704 (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
1/23/2025	88		to move to correct QB Account		1,657.51	100,989.99
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
1/29/2025	WT01292025	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		Check # 2351267 from Lennar deposited to GF		210,785.12	223,326.78
2/20/2025	100270	Kai Connected, LLC	Invoice: 4436 (Reference: Special District annual fee.)	175.00		223,151.78

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	100273	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
3/6/2025	100274	Stantec Consulting Services Inc.	Invoice: 2353999 (Reference: Professional Services for Period Ending February 1, 2025.)	1,315.00		5,981.42
3/10/2025	96		to record assessments received		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	032125ach	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			Interest		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		143,843.39
3/31/2025	033125ACH2	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Feb 08, 2025 - Mar 10, 2025	48.18		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				252,779.84	176,233.83	143,590.21
4/1/2025	100281	Stantec Consulting Services Inc.	Invoice: 2366420 (Reference: 2025 FY General Consulting.)	584.50		143,005.71
4/3/2025	100282	Kai	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		141,339.04
4/4/2025	29	Doug Draper	3-10-25 BOS MTG	184.70		141,154.34
4/4/2025	040425ach	Engage PEO	BOS MTG 3-10-25	941.80		140,212.54
4/7/2025	100283	Florida Commercial Care, Inc.	Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb	15,240.00		124,972.54
4/7/2025	100284	Solitude Lake Management	Invoice: PSI141637 (Reference: February 2025 Annual Maintenance.) Invoice: PSI147772 (Reference	1,473.68		123,498.86
4/7/2025	100285	DC Integrations LLC	Invoice: 25530 (Reference: Camera management Bishop Gate.) Invoice: 25547 (Reference: Cellular	345.00		123,153.86
4/7/2025	100286	Florida Commercial Care, Inc.	Invoice: 2516697 (Reference: Irrigation Repairs identified during routine inspections.) Invoice	19,398.95		103,754.91
4/7/2025	98		to record assessments received		3,398.54	107,153.45
4/8/2025	100287	Florida Commercial Care, Inc.	Invoice: 2589836 (Reference: Landscape Enhancements.)	628.32		106,525.13
4/9/2025	100288	DC Integrations LLC	Invoice: 25561 (Reference: Gate Management-Bishop gate.)	330.00		106,195.13
4/11/2025	100289	Florida Commercial Care, Inc.	this check was returned from SR: Invoice: 25318260 (Reference: Landscape Enhancements.)	5,584.88		100,610.25
4/14/2025	041425ACH	IPFS Corporation	Reference: Payment # 7	1,258.45		99,351.80
4/14/2025	100290	Gig Fiber, LLC - Streetleaf	this check was returned from SR Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430.	22,050.00		77,301.80
4/23/2025	100291	Gig Fiber, LLC - Streetleaf	Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430.) Invoice: 4253 (Reference: Apr	22,050.00		55,251.80
4/23/2025	100292	Florida Commercial Care, Inc.	Invoice: 25318260 (Reference: Landscape Enhancements.)	5,584.88		49,666.92
4/25/2025	100293	Solitude Lake Management	Invoice: PSI154555 (Reference: April 2025-Lake Maintenance.)	736.84		48,930.08
4/25/2025	100294	Kai Connected, LLC	Invoice: 4528 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		43,930.08
4/25/2025	99		to record assessments received		75.99	44,006.07
4/28/2025	100295	Florida Commercial Care, Inc.	Invoice: 2532849 (Reference: Landscape Enhancements.)	15,386.34		28,619.73
4/28/2025	100296	Business Observer	Invoice: 25-00980H (Reference: Notice of Budget Workshop, published: 4/4/2025.)	52.50		28,567.23
4/30/2025			Interest		34.73	28,601.96
4/30/2025	100		check 100289 returned from SR		5,584.88	34,186.84
4/30/2025	100		check 100290 returned from SR		22,050.00	56,236.84
4/30/2025				118,497.51	31,144.14	56,236.84
5/2/2025	100297	Florida Commercial Care, Inc.	Invoice: 2540171 (Reference: Irrigation repair.)	757.16		55,479.68
5/5/2025	100298	Florida Commercial Care, Inc.	Invoice: 2421819 (Reference: Landscape Enhancements.)	5,751.98		49,727.70
5/5/2025	100299	Kai	Invoice: 20330 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		48,061.03
5/7/2025	050725ACH1	Spectrum Business	Reference: 16675 LAGOON SHORE 04/24/25 to 05/23/25	205.00		47,856.03
5/7/2025	050725ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Mar 11, 2025 - Apr 08, 2025	29.61		47,826.42
5/7/2025	05072025ACH	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Mar 11, 2025 - Apr 08, 2025	40.41		47,786.01

5/12/2025	100300	Kai Connected, LLC	Invoice: 4556 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		42,786.01
5/19/2025	100301	Florida Commercial Care, Inc.	Invoice: 2575474 (Reference: Landscape Enhancements.)	8,390.20		34,395.81
5/23/2025	052325ach1	Engage PEO	BOS MTG 5-12-25	941.80		33,454.01
5/23/2025	052325ach2	Engage PEO	BOS MTG 4-14-25	941.80		32,512.21
5/23/2025	30	Doug Draper	4-14-25 BOS MTG	184.70		32,327.51
5/23/2025	31	Doug Draper	5-12-25 BOS MTG	184.70		32,142.81
5/23/2025	32	Doug Draper	mileage	15.40		32,127.41
5/23/2025	052325ach	Engage PEO	mileage	207.95		31,919.46
5/23/2025	052325ACH	IPFS Corporation	Reference: Payment # 8	1,258.45		30,661.01
5/31/2025			Interest		29.98	30,690.99
5/31/2025				25,575.83	29.98	30,690.99
6/9/2025	100302	Gig Fiber, LLC - Streetleaf	Invoice: 4663 (Reference: June 2025.)	11,536.00		19,154.99
6/9/2025	100303	Kai	Invoice: 20413 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		17,488.32
6/12/2025	061225ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Apr 09, 2025 - May 08, 2025	47.58		17,440.74
6/12/2025	061225ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Apr 09, 2025 - May 08, 2025	43.02		17,397.72
6/13/2025	061325ach	Engage PEO	christie ray mileage	92.01		17,305.71
6/13/2025	061325ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 05/24/25 to 06/23/25	205.00		17,100.71
6/16/2025	061625ACH	IPFS Corporation	Reference: Payment # 9	1,258.45		15,842.26
6/17/2025	100304	Straley Robin Vericker	Invoice: 26284 (Reference: For Professional Services Rendered Through March 31, 2025.)	1,275.00		14,567.26
6/18/2025	105		to record assessments received		2,405.07	16,972.33
6/18/2025	106		to record assessments received		685.35	17,657.68
6/20/2025	100305	Straley Robin Vericker	Invoice: 26452 (Reference: For Professional Services Rendered Through April 30, 2025.)	1,982.50		15,675.18
6/20/2025	100306	Kai Connected, LLC	Invoice: 4588 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		10,675.18
6/23/2025	33	Doug Draper	6-9-25 BOS MTG	184.70		10,490.48
6/23/2025	062325ach	Engage PEO	BOS MTG 6-9-25	941.80		9,548.68
6/30/2025			Interest		26.98	9,575.66
6/30/2025				49,808.56	3,147.38	9,575.66

EXHIBIT 7

AGENDA

1 **MINUTES OF MEETING**

2 **SOUTHSHORE BAY**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Southshore Bay Community Development
5 District was held on Monday, July 14, 2025 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista Drive,
6 Riverview, Florida 33578.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Bruce called the meeting to order and conducted roll call at 6:00 p.m.

9 Present and constituting a quorum were:

10 Michael Lawson	Board Supervisor, Chairman
11 Doug Draper	Board Supervisor, Vice Chairman
12 Lori Price (<i>via Zoom</i>)	Board Supervisor, Assistant Secretary
13 Christie Ray	Board Supervisor, Assistant Secretary
14 Brittany Crutchfield	Board Supervisor, Assistant Secretary

15 Also present were:

16 Audette Bruce	District Manager, Kai
17 Adriana Urbina	Community Director, Kai
18 Kerri Robertson (<i>via Zoom</i>)	Director of Treasury & Finance, Kai
19 Elizabeth Moore (<i>via Zoom</i>)	Financial Strategy & Budget Manager, Kai
20 Israel Vega	Florida Commercial Care
21 Vasili Kostakis (<i>via Zoom</i>)	District Engineer
22 Michael Broadus (<i>via Zoom</i>)	District Counsel

23 *The following is a summary of the discussions and actions taken at the July 14, 2025 Southshore Bay CDD*
24 *Board of Supervisors Regular Meeting.*

25 **SECOND ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual for***
26 ***agenda items*)**

27 There were ten audience members present, three were in Zoom.

28 A resident asked about the Southshore Bay CDD Board's composition and election cycle. Staff
29 clarified it is developer-controlled, and the next elections is set for 2026.

30 **THIRD ORDER OF BUSINESS – Business Items**

31 A. Exhibit 1: Consideration for Adoption - Resolution 2025-09, Designating Officers

32 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **adopted**
33 **Resolution 2025-09, Designating Officers**, for the Southshore Bay Community Development District.

34 B. Exhibit 2: Consideration for Approval – Florida Commercial Care – Bismark Palm Trees Treatment
35 - \$285.00 per application, 2 applications needed

36
37 On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board
38 **approved the proposal from Florida Commercial Care for Bismark Palm Trees Treatment in the**
39 **amount of \$285.00 per application, 2 applications needed**, for the Southshore Bay Community
40 Development District.

C. Exhibit 3: Discussion on Balcara Monument Location

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **approved the Entry Sign Option B**, for the Southshore Bay Community Development District.

D. Exhibit 4: Discussion of Property Boundaries at Medley Entrances

It was confirmed that Medley is responsible for maintaining landscaping at its entrances, not the CDD, as the areas fall within Medley's property boundaries.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 5: Consideration for Acceptance – The Unaudited May 2025 Financials

B. Exhibit 6: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held June 9, 2025

C. Exhibit 7: Ratification of Florida Commercial Care – Tree Trimming in Medley Area - \$1,950.00

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **approved Consent Agenda Items A-C**, for the Southshore Bay Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being none, the next item followed.

B. Kai Field Staff

➤ Florida Commercial Care

- Exhibit 8: Irrigation Report

Mr. Vega gave report on acceptable condition of landscaping.

C. District Manager

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual for non-agenda items)

Residents discussed dissatisfaction with landscaping, trash in the community, grass clippings in the ponds, and an update on decreased gate strikes.

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **approved to add stop signs and strobes on Lagoon Shore Bishop Gate**, for the Southshore Bay Community Development District.

Residents also discussed gates across community and asked about any upcoming road closures. There was also a question about warranties on landscape replenishment.

EIGHTH ORDER OF BUSINESS – Discussion on FY 2025-2026 Budget

Mr. Lawson went through the budget and gave time for questions.

76 A resident asked about accessing detailed budget line items. Mr. Lawson said residents
77 can request detailed info from district staff. Extensive reports may incur fees.

78 **NINTH ORDER OF BUSINESS – Adjournment**

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

81 On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board
82 **adjourned the meeting**, for the Southshore Bay Community Development District.

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

86 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
87 **meeting held on _____.**

88

Signature

Signature

89

Printed Name

Printed Name

90 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 8

AGENDA

SWORN STATEMENT

ISSUED
October 1, 2024

IN

POLICY NUMBER
100124340

EXPIRES
October 1, 2025

PROOF OF LOSS

CLAIM NUMBER
009.023748.MI

TO THE

AGENCY AT
Per Policy

FLORIDA INSURANCE ALLIANCE

At time of loss, by the above indicated policy of insurance you insured
Southshore Bay Community Development District located in Wimauma, FL 33598

Against loss by All Risks of Direct Physical Loss or Damage, Per Policy Conditions, to the property described; according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto.

TIME AND ORIGIN A Wind loss occurred about the hour of 12:00 o'clock AM,
on the 9th day of October, 2024. The cause and origin of the said loss were:
Wind damages due to Hurricane Milton as outlined in McLarens adjustment.

OCCUPANCY The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever: as business purposes of the insured's.

TITLE AND INTEREST At the time of the loss the interest of your insured in the property described therein was Owner.
No other person or persons had any interest therein or incumbrance thereon, except: None.

CHANGES Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, possession, location or exposure of the property described, except: None.

TOTAL INSURANCE THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was, at the time of the loss: Per Policy.
as more particularly specified in the apportionment attached under Policy # 100124340 besides which there was no policy or other contract of insurance, written or oral, valid or invalid.

VALUE THE ACTUAL CASH VALUE of said property at the time of the loss was Not Determined

LOSS THE WHOLE LOSS AND DAMAGE was \$ 79,385.72

AMOUNT CLAIMED: THE AMOUNT CLAIMED under the above Policy Number is
(Loss Line less Deductibles) \$ 60,795.62

SPECIAL CONDITIONS: Net Claim Amount

The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

State of Florida

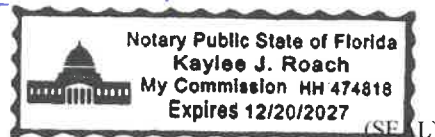
County of Hillsborough

Southshore Bay COD Insured

Subscribed and sworn to before me this 15 day of July, 20 25

Kaylee Roach Notary Public

State of Florida My Commission Expires: 12/20/2027



Pursuant to § 817.234, Florida Statutes, any person who, with the intent to injure, defraud, or deceive any insurer or insured, prepares, presents, or causes to be presented a proof of loss or estimate of cost or repair of damaged property in support of a claim under an insurance policy knowing that the proof of loss or estimate of claim or repairs contains any false, incomplete, or misleading information concerning any fact or thing material to the claim commits a felony of the third degree, punishable as provided in § 775.082, § 775.083, or § 775.084, Florida Statutes.

EXHIBIT 9

AGENDA



Professional Landscape and Property Maintenance Services

July 22, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

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

QUOTE: Southshore CDD sod replacements.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal, disposal and soil preparation for new sod.
- Installation of (1) pallet of premium Floratam sod to the damaged areas by truck Southshore Lagoon.
- 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- \$2,669.80

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.

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.

Serving all of Florida

www.FloridaCommercialCare.com

EXHIBIT 10

AGENDA





EXHIBIT 11

AGENDA

July 29, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

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

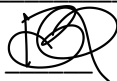
QUOTE: Southshore CDD tree replacements.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Installation of (1) 4" Live Oak tree at the intersection of Avid Reef and Mooner Plank.
- Installation of (1) 4" Live Oak tree at Hidden Creek Blvd before the gate left side.
- Installation of (2) tree stake kits.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price- \$4,034.80

Proposal Accepted



DATE



SIGNATURE

Stephen McDowell

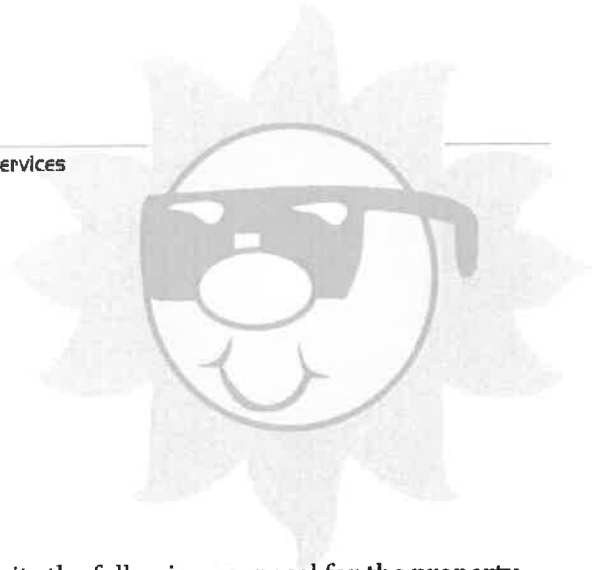
Stephen McDowell
Florida Commercial Care, Inc.

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.

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.

EXHIBIT 12

AGENDA



June 25, 2025

Southshore Bay CDD
Attn: Matthew Reed
 5002 Jackel Chase Drive
 Wimauma, FL 33598

Re: Southshore Bay

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

PROPOSAL: Technicians have reported upon arrival to Southshore Bay Lagoon the controller is reporting Max Current Overload, and all stations have an alarm when trying to run the system. This is caused when the wire path has been damaged. Below is a description of work to be completed and cost if approved.

SCOPE OF WORK:

Troubleshooting non-functional valves

- Run a system test to see if the clock is reading decoder.
- Disconnect the irrigation wires from the timer.
- Using a wire tracking device follow the path of the wire to locate each valve.
- Verify each junction box and connection.
- Test and check connections.
- Track down the location of where wire path has been damaged, possibly in ground from boring, construction, signage, previous damage.
- Verify continuity from the timer to the junctions and valves.
- Check for power to decoder and at solenoid.
- Check the functioning of valve.
- Send report of findings.

*****Additional proposal may be required if large area of wire path needs replaced. *****

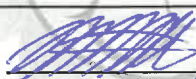
SUBOUT	-	-	-	-
LABOR	16	-	\$79.00	\$1,264.00
MATERIAL	1	-	\$226.25	\$226.25
TRIP CHARGE	1	-	\$60.00	\$60.00
GRAND TOTAL	-	-	-	\$1,550.25



Professional Landscape and Property Maintenance Services

Total Price- \$1,550.25

Proposal Accepted 8/6/25
DATE

 Chairman
SIGNATURE

Stephen Mc Dowell
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.

EXHIBIT 13

AGENDA



Southshore Bay CDD

Gary Schwartz

Complete

Score	100 / 115 (86.96%)	Flagged items	4	Actions	4
-------	--------------------	---------------	---	---------	---

30 Jul 2025 11:23 EDT

Prepared by	Gary Schwartz
Ponds	34 / 36 (94.44%)
Ponds 1	3 / 3 (100%)

Ponds	Good
-------	------



Photo 1



Photo 2

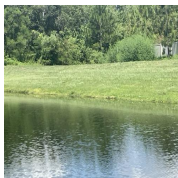


Photo 3

Pond Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711104028921035,
-82.32585851770682)

Ponds 2	3 / 3 (100%)
---------	--------------

Ponds	Good
-------	------



Photo 4



Photo 5



Photo 6

Pond Location

Ponds 3	2 / 3 (66.67%)
---------	----------------

Ponds	Fair
-------	------

The filamentous algae in the pond was treated and is beginning to die.



Photo 7



Photo 8



Photo 9

Pond Location

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 10



Photo 11



Photo 12

Pond Location

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 13



Photo 14



Photo 15

Pond Location

16611 Mooner Plank Cir
Wimauma FL 33598
United States
(27.709286159617193,
-82.32328954594932)

Ponds 6

3 / 3 (100%)

Ponds

Good

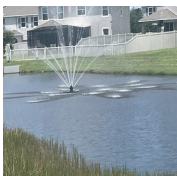


Photo 16

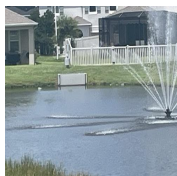


Photo 17



Photo 18

Pond Location

5014 Jackel Chase Dr
Wimauma FL 33598
United States
(27.706148131716258,
-82.3235059455495)

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 19



Photo 20



Photo 21

Pond Location

16881 Scuba Crest St
Wimauma FL 33598
United States
(27.70330941637325,
-82.32163966888984)

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 22



Photo 23

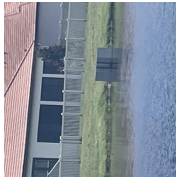


Photo 24

Pond Location

16924 Clear Cork Dr
Wimauma FL 33598
United States
(27.700939682496504,
-82.32272478869169)

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 25



Photo 26



Photo 27

Pond Location

16957 Scuba Crest St
Wimauma FL 33598
United States
(27.699573709002912,
-82.32165816553758)

Ponds 10

3 / 3 (100%)

Ponds

Good



Photo 28



Photo 29

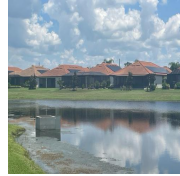


Photo 30

Pond Location

16958 Scuba Crest St
Wimauma FL 33598
United States
(27.699388988472613,
-82.3212922707897)

Ponds 11

3 / 3 (100%)

Ponds

Good



Photo 31

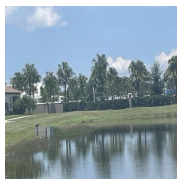


Photo 32

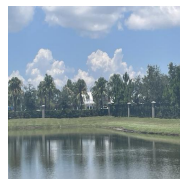


Photo 33

Pond Location

Ponds 12

2 / 3 (66.67%)

Ponds

Fair

The filamentous algae in the pond is beginning to die.



Photo 34



Photo 35

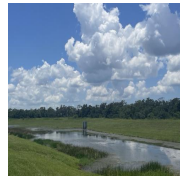


Photo 36

Pond Location

16972 Oval Rum Dr
Wimauma FL 33598
United States
(27.7021894371277,
-82.33016867198266)

Landscaping

4 flagged, 4 actions, 48 / 60 (80%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 37



Photo 38



Photo 39

Landscaping Location

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 40

Landscaping Location

Landscaping 3

3 / 3 (100%)

Landscaping

Good



Photo 41



Photo 42



Photo 43

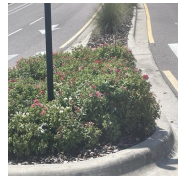


Photo 44



Photo 45

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.710870102132553,
-82.32551551893792)

Landscaping 4

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 46

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 11:50 EDT | Created by: Gary Schwartz

Dead Bismarck Palm

Needs removal

Landscaping Location

Landscaping 5

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 47

To do | Assignee: Gary Schwartz | Priority: Medium | Due: 6 Aug 2025 12:07 EDT | Created by: Gary Schwartz

Dead red maple tree

Needs removal and replacement.

Landscaping Location

16603 Goose Ribbon Pl
Wimauma FL 33598
United States
(27.71040310488974,
-82.32699894484975)

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 48

Landscaping Location

Landscaping 7

3 / 3 (100%)

Landscaping

Good



Photo 49

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States

(27.70834803244119,
-82.32366663927374)

Landscaping 8

3 / 3 (100%)

Landscaping

Good



Photo 50



Photo 51



Photo 52

Landscaping Location

5002 Jackel Chase Dr
Wimauma FL 33598
United States
(27.7071435229531,
-82.32392720967282)

Landscaping 9

3 / 3 (100%)

Landscaping

Good



Photo 53

Landscaping Location

5006 Jackel Chase Dr
Wimauma FL 33598
United States
(27.706950264244792,
-82.32341336897821)

Landscaping 10

3 / 3 (100%)

Landscaping

Good



Photo 54



Photo 55

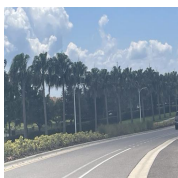


Photo 56

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.704649617056525,
-82.32290407171945)

Landscaping 11

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 57

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 12:59 EDT | Created by: Gary Schwartz

Dead Bismarck Palm Tree

Needs removal and replacement.

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.70344166824371,
-82.3227283268747)

Landscaping 12

2 / 3 (66.67%)

Landscaping

Fair



Photo 58

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.703306476874936,
-82.32226024168648)

Landscaping 13

3 / 3 (100%)

Landscaping

Good



Photo 59



Photo 60

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.703337802656545,
-82.32228330882576)

Landscaping 14

3 / 3 (100%)

Landscaping

Good



Photo 61

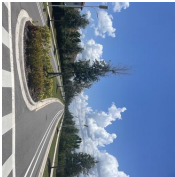


Photo 62

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.70066090562881,
-82.3237307266003)

Landscaping 15

3 / 3 (100%)

Landscaping

Good



Photo 63



Photo 64



Photo 65



Photo 66

Landscaping Location

17088 Oval Rum Dr
Wimauma FL 33598
United States
(27.699625203411745,
-82.32787521563687)

Landscaping 16

2 / 3 (66.67%)

Landscaping

Fair



Photo 67

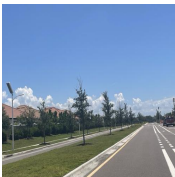


Photo 68

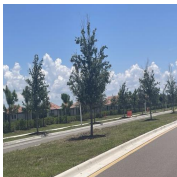


Photo 69

Landscaping Location

17029 Pocket Reel Ln
Wimauma FL 33598
United States
(27.698654019987774,
-82.3253825499989)

Landscaping 17

2 / 3 (66.67%)

Landscaping

Fair



Photo 70



Photo 71

Landscaping Location

Needs improvement

Landscaping 18

3 / 3 (100%)

Landscaping

Good



Photo 72

Landscaping Location

Landscaping 19

2 / 3 (66.67%)

Landscaping

Fair



Photo 73

Landscaping Location

Landscaping 20

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 74

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 13:52 EDT | Created by: Gary Schwartz

Dead Sabal palm

Remove and replace.

Landscaping Location

17436 Holly Well Ave
Wimauma FL 33598
United States
(27.690556714603073,
-82.32193635392767)

Mailbox

Good



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79

Mailbox Location

16695 Maude Dr
Wimauma FL 33598
United States
(27.70917454370038,
-82.32784235975369)

Streetlights

Working



Photo 80

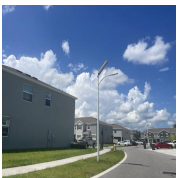


Photo 81



Photo 82

Streetlights Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.710944639327636,
-82.32552896732254)

Signage

Good



Photo 83



Photo 84

Gates

Fair

Waiting for the repair estimate for the front entrance gates. Gates were sprayed with lithium grease for temporary noise issues. The Hidden Creek repair estimate was submitted. Waiting fo approval.



Photo 85



Photo 86

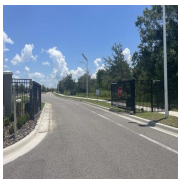


Photo 87



Photo 88



Photo 89

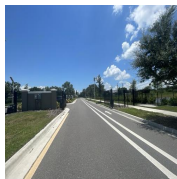


Photo 90

Sidewalks

Good



Photo 91



Photo 92



Photo 93



Photo 94

Sidewalks Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.710999686116878,
-82.32533390516687)

Common Area Fence

Good

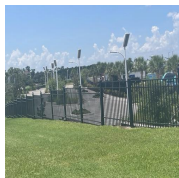


Photo 95



Photo 96

Roads

Good



Photo 97



Photo 98

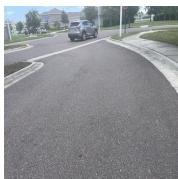


Photo 99

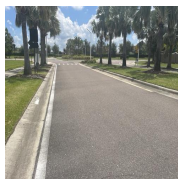


Photo 100

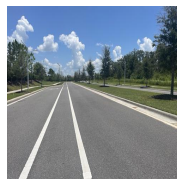


Photo 101



Photo 102

Roads Location

16619-16621 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711336392309768,
-82.32599384345976)

Sign Off

Gary Schwartz
30 Jul 2025 16:28 EDT

Flagged items & Actions

4 flagged, 4 actions

Flagged items

4 flagged, 4 actions

Page 1: Initial questions / Landscaping / Landscaping 4

Landscaping

Poor



Photo 46

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 11:50 EDT | Created by: Gary Schwartz

Dead Bismarck Palm

Needs removal

Page 1: Initial questions / Landscaping / Landscaping 5

Landscaping

Poor



Photo 47

To do | Assignee: Gary Schwartz | Priority: Medium | Due: 6 Aug 2025 12:07 EDT | Created by: Gary Schwartz

Dead red maple tree

Needs removal and replacement.

Page 1: Initial questions / Landscaping / Landscaping 11

Landscaping

Poor



Photo 57

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 12:59 EDT | Created by: Gary Schwartz

Dead Bismarck Palm Tree

Needs removal and replacement.

Landscaping

Poor



Photo 74

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Aug 2025 13:52 EDT | Created by: Gary Schwartz

Dead Sabal palm

Remove and replace.

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

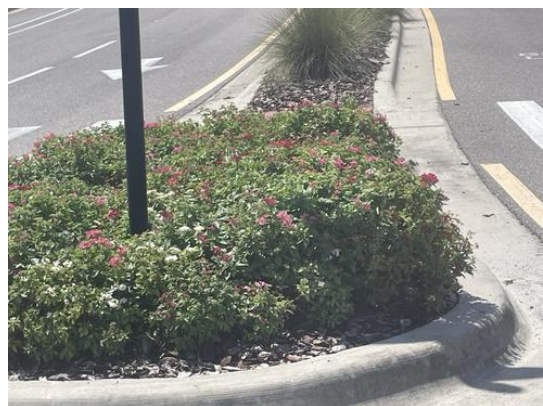


Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98

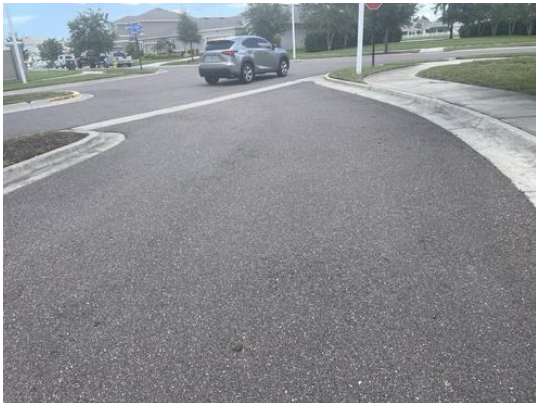


Photo 99



Photo 100



Photo 101



Photo 102

EXHIBIT 14

AGENDA

July 29, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

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

QUOTE: Southshore CDD tree replacements.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal, disposal and soil preparation for new trees.
- Installation of (1) 25 gal. Red Maple tree at the Captain Davis Dr. common area.
- Installation of (1) 10" OA Sabal palm tree at the West Lake Dr outside common area.
- 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- \$3,994.20

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.

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.

EXHIBIT 15

AGENDA

July 15, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

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

QUOTE: Southshore CDD plant replacements.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Southshore Lagoon median islands along Lagoon Bay Blvd. Installation of (35) 3-gal Ixora Taiwanese Southshore CDD.
- Southshore CDD entrance South and median. Installation of (60) 3-gal Arboricola.
- Removal, disposal and soil preparation for new plants.
- 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- \$4,781.70

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.

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.

EXHIBIT 16

AGENDA

July 31, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore Bay CDD

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

QUOTE: Removal of palm tree stakes kits.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal and disposal of (272) palm tree stakes kits around the outside perimeter Bishop Rd and West Lake DR, Southshore CDD areas.
- 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 Quoted Price- \$5,168.00

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.

EXHIBIT 17

AGENDA

July 15, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

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

QUOTE: Southshore CDD – Annuals.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Installation of (1,680) 4.5' Mix color Vincas/Pentas Annual flowers to all the bull nose islands where Annual flowers are planted. Southshore BLVD. (Southshore CDD only)
- Installation of (6) yds of topsoil.
- Till the existing soil.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price- \$5,372.50

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.

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.

EXHIBIT 18

AGENDA

August 4, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore Bay CDD

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

QUOTE: Southshore CDD tree replacements West Lake Drive.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal, disposal and soil preparation for new trees.
- Installation of (1) 10" OA Sabal palm tree at the West Lake Dr outside common area.
- 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- \$3,222.80

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.

EXHIBIT 19

AGENDA

August 6, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore Bay CDD

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

QUOTE: Southshore CDD cleaning of the outside ditch.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Cleaning of overgrown trees and bushes inside of ditch along Bishop RD Southshore CDD.
- 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- \$4,020.00

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.

EXHIBIT 20

AGENDA

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to

SouthShore Bay CDD
2502 N. Rocky Point Dr.
Suite 1000
Tampa, FL 33607 USA

Estimate details

Estimate no.: 1465
Estimate date: 07/18/2025
Expiration date: 08/02/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Concrete Replacement	<p>This estimate is for the concrete replacement/repair to a ~1'x1' section that is breaking away from the existing aluminum rail in place.</p> <p>Scope of work would be to Unbolt and remove existing rail. Demo and clean up damaged concrete (approx. 1'x1' in size). Form and pour new concrete footing and then reinstall the aluminum rail following the current process.</p> <p>Total amount here includes all materials, supplies & labor for the replacement.</p>	1	\$985.70	\$985.70
				Total	\$985.70

Note to customer

Thank you for your business opportunity.

This estimate is for the concrete replacement/repair to a ~1'x1' section that is breaking away from the existing aluminum rail in place. If railing can be installed during current, it may be done. Concrete will have a bonding agent to help join old slab to new slab and will be reinforced.

Customer is tax exempt.

Expiry date 08/02/2025

Accepted date

Accepted by
Page 119 of 120

